



3 Bedroom House - Semi-Detached
located on Tonbridge Road,
Coventry
£340,000

UP Estates



HEAVILY EXTENDED FAMILY HOME | AIR CONDITIONING | OPEN PLAN KITCHEN DINER | BEAUTIFULLY PRESENTED THROUGHOUT | GREAT LOCATION

Situated just off London Road, this heavily extended three bedroom semi detached home is beautifully presented throughout and offers spacious, modern accommodation ideal for family living. The property is perfectly positioned within walking distance to Meadow Park School, Whitley Abbey Primary School, Asda Abbey Park Superstore and local amenities, while also benefitting from excellent transport links and easy access to the A444.

The ground floor begins with a welcoming entrance porch leading into a large living room, creating a bright and comfortable living space. To the rear of the property is a spacious extended kitchen diner fitted with built in air conditioning, offering the perfect area for family life and entertaining. Bifold doors open into a versatile playroom/conservatory, adding further reception space overlooking the rear garden. The ground floor also benefits from a utility room with garden access and a downstairs WC.

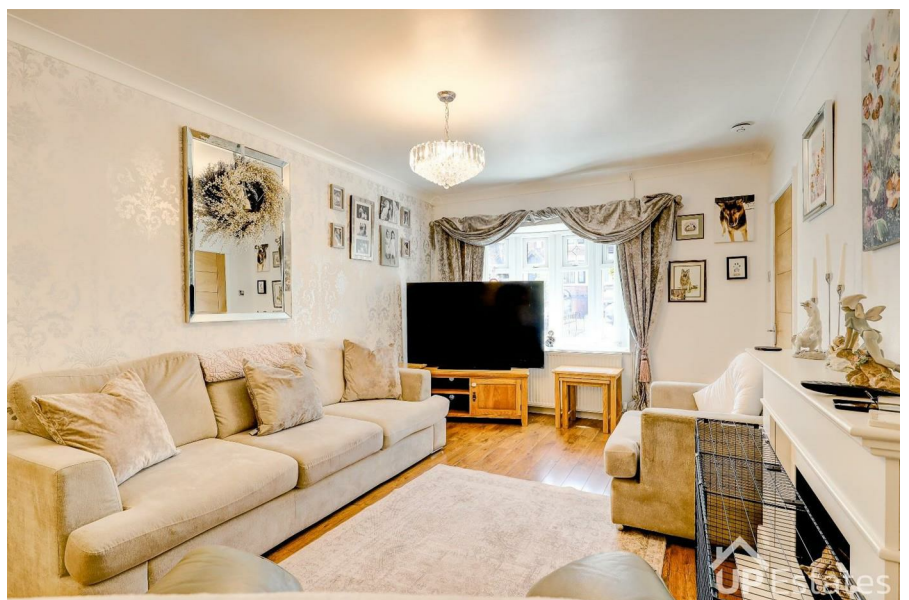
Upstairs, the property offers two spacious double bedrooms, with the main bedroom benefitting from a modern ensuite, along with a well proportioned single bedroom. A beautifully presented modern family bathroom fitted with both bath and separate shower completes the first floor. An additional built in air conditioning unit is also located on the landing.

Externally, the rear garden is beautifully maintained and features a decking area perfect for outdoor seating and dining, along with a large shed ideal for use as a workshop or additional storage space.

This is a fantastic opportunity to acquire a spacious and upgraded family home in a highly convenient location.

£340,000

- HEAVILY EXTENDED THREE BEDROOM SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE LIVING ROOM
- SPACIOUS OPEN PLAN KITCHEN DINER
- BUILT IN AIR CONDITIONING
- BIFOLD DOORS TO PLAYROOM / CONSERVATORY
- UTILITY ROOM & DOWNSTAIRS WC
- ENSUITE TO MAIN BEDROOM
- MODERN FAMILY BATH & SHOWER ROOM
- WALKING DISTANCE TO SCHOOLS & AMENITIES





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Tonbridge Road, Coventry





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