



**5 Bedroom House - Semi-Detached**  
**located on Henley Road, Coventry**  
**£599,995**

**UP Estates**





**\*\* CHECK OUT THE FLOORPLAN !! \*\* STUNNING FIVE-BED SEMI-DETACHED HOME | HEAVILY EXTENDED | OPEN-PLAN KITCHEN, LOUNGE & DINER | LARGE GARDEN WITH GARDEN ROOM - ANNEX POTENTIAL (750 ft<sup>2</sup>)**

Situated on the sought-after Henley Road in Walsgrave, Coventry, this beautifully extended five-bedroom semi-detached residence offers an impressive amount of living space, making it perfect for growing families. Ideally positioned within easy reach of University Hospital Coventry, excellent local schools, and convenient transport links to the M6, M69, and A46, this property combines size, versatility, and location.

The welcoming entrance hall leads to a spacious living room on the left, before opening into the heart of the home — an expansive open-plan kitchen, lounge, and dining room. This exceptional space is flooded with natural light and features stylish bi-fold doors opening onto a raised decking area overlooking the rear garden. A utility room, downstairs WC, and internal garage access add further convenience.

Upstairs, you'll find five well-proportioned bedrooms, including one with a private en-suite, along with a stylish family bathroom complete with both bath and shower. Stairs lead to the loft room, which (subject to planning permission) could be transformed into a sixth bedroom with its own en-suite and walk-in wardrobe.

Externally, the property features a generously sized and beautifully maintained rear garden. At the far end, a superb garden room spanning 750 square foot offering flexible use or — subject to the necessary planning permissions — a fully self-contained annexe. The proposed layout includes a bedroom, bathroom, walk-in wardrobe, and an open-plan living/kitchen area. This impressive garden room also benefits from direct internal access to a spacious garage, enhancing its practicality and potential.

To the front, a substantial driveway provides ample parking for multiple vehicles.

**£599,995**

- STUNNING HEAVILY EXTENDED FIVE-BEDROOM SEMI-DETACHED HOME
- PRIME WALSGRAVE LOCATION CLOSE TO UHCW, SCHOOLS & TRANSPORT LINKS
- WELCOMING ENTRANCE HALL & SPACIOUS FRONT LIVING ROOM
- EXPANSIVE OPEN-PLAN KITCHEN, LOUNGE & DINING ROOM WITH BI-FOLDS TO DECKING
- UTILITY ROOM, DOWNSTAIRS WC & INTERNAL GARAGE ACCESS
- FIVE WELL-PROPORTIONED BEDROOMS, INCLUDING ENSUITE TO MAIN BEDROOM
- MODERN FAMILY BATHROOM WITH BATH & SHOWER
- LARGE REAR OUTBUILDING SPANNING 750 SQUARE FOOT
- LARGE REAR GARDEN WITH DECKING AND HOT TUB
- SUBSTANTIAL FRONT DRIVEWAY FOR MULTIPLE VEHICLES





### IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.







All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Henley Road, Coventry





Total Area: 220.1 m<sup>2</sup> ... 2370 ft<sup>2</sup> (excluding garden room, shower room, garage, storage, c)

All measurements are approximate and for display purposes only

## CONTACT

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