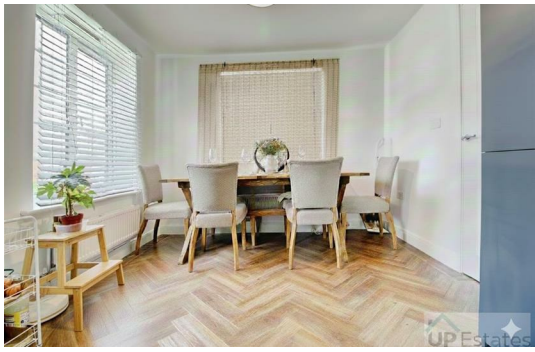








3 Bedroom House - Detached

located on Roger Blythebrook Avenue, Coventry

Offers Over £315,000

UP Estates

UP Estates

3

2

2

B

Offers Over £315,000

- DETACHED THREE DOUBLE BEDROOM FAMILY HOME
- DETACHED GARAGE AND MULTI-CAR DRIVEWAY
- OPEN PLAN KITCHEN DINER
- WC, ENSUITE & BATHROOM
- SOUGHT AFTER LOCATION
- BRIGHT DUAL ASPECT WINDOWS THROUGHOUT

** DETACHED FAMILY HOME - GARAGE & DRIVEWAY - WC, ENSUITE & BATHROOM - NHBC WARRANTY REMAINING - HIGHLY SOUGHT AFTER DEVELOPMENT ** Up Estates are delighted to present this exceptional modern three-bedroom detached home, perfectly positioned in the highly sought-after Appledown Meadow development just off Tamworth Road. Ideally located for popular schools, local amenities, and the beautiful Coundon Park, this impressive property offers bright, contemporary living with dual-aspect windows, double glazing, central heating, and the reassurance of approximately 8 years remaining on the NHBC warranty.

Step inside to a spacious entrance hall complete with a handy storage cupboard and ground floor W.C. The stylish, modern kitchen boasts high-quality integrated appliances, while the generous lounge features French doors opening onto the private, enclosed rear garden—a perfect space for relaxing or entertaining.

Upstairs, you'll find three well-proportioned double bedrooms and a modern family bathroom fitted with a white suite and shower-over-bath, finished with sleek contemporary tiling. The primary bedroom further benefits from a large en-suite shower room.

Additional features include a paved driveway with parking for multiple vehicles and a single garage equipped with power and lighting.

This is an outstanding opportunity to secure a beautifully presented, move-in-ready family home in a prime location. Early viewing is strongly advised!





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.

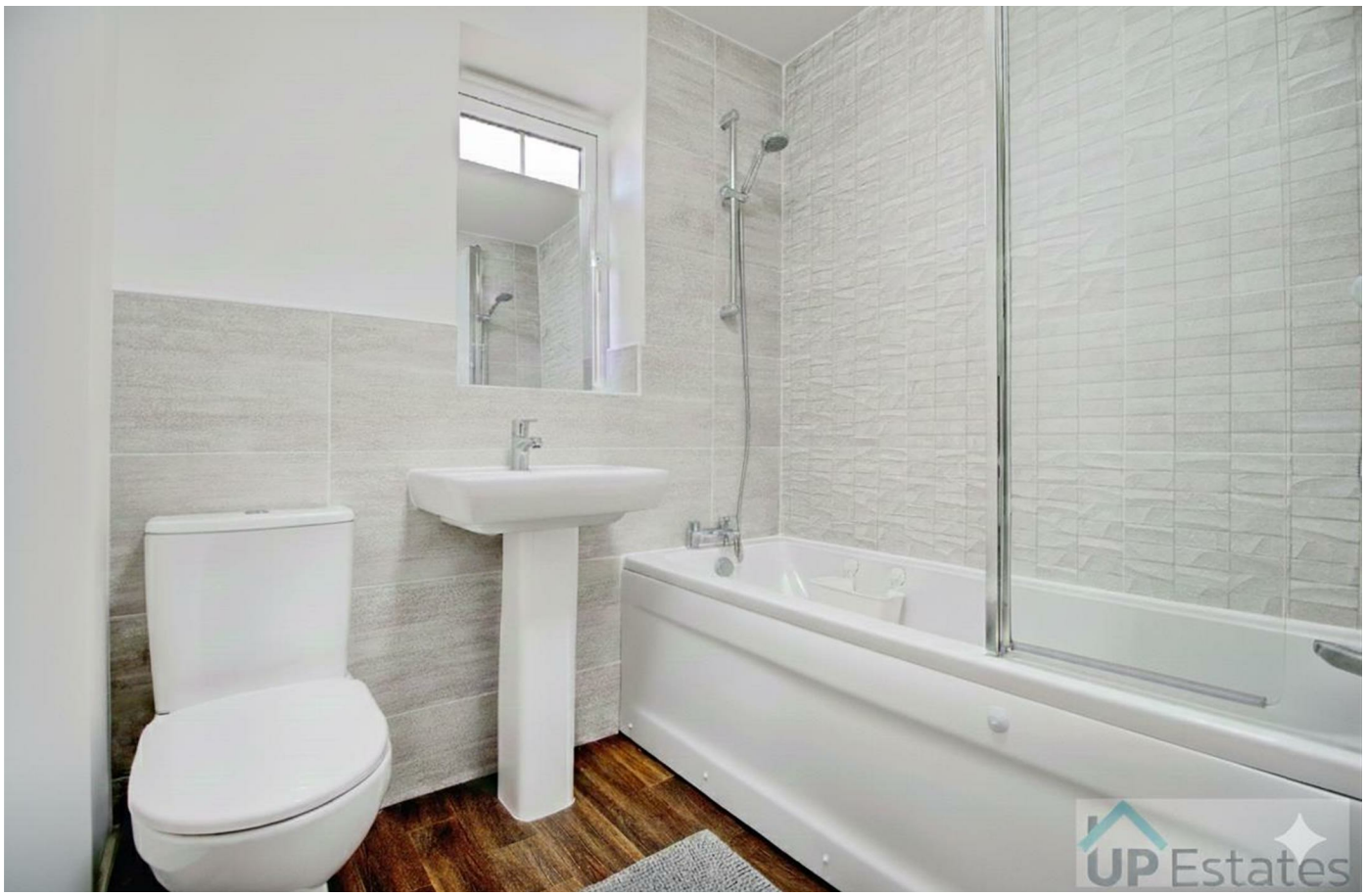


Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Roger Blythebrook Avenue, Keresley End, Coventry





Total Area: 90.2 m² ... 971 ft² (excluding garage with power/light)

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780