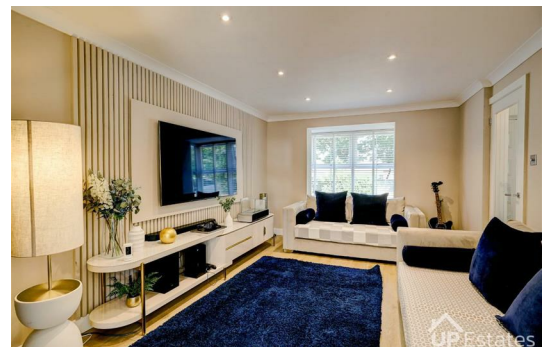




4 Bedroom House - Detached
located on Kelway, Coventry
£485,000

UP Estates



BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME |
EXTENDED KITCHEN DINER | INTEGRAL GARAGE | SOUGHT AFTER
LOCATION | NO UPWARD CHAIN

Situated in a desirable location just off Skipworth Road, this beautifully presented four bedroom detached home has been finished to a high standard throughout and offers spacious family accommodation. Ideally positioned close to Warwickshire Shopping Park, Binley Business Park, University Hospital Coventry & Warwickshire, local amenities and excellent transport links, the property also benefits from easy access to the A46.

The accommodation begins with a welcoming entrance hall, a versatile study/sitting room off the main entrance hall and a convenient downstairs WC. The spacious living room opens through double doors into the heart of the home – a stunning open plan kitchen diner. Beautifully finished throughout, the kitchen offers ample cupboard and worktop space, while the extended dining area benefits from bifold doors opening onto the rear garden, creating the perfect space for family living and entertaining.

Upstairs, there are three generous double bedrooms and a spacious single bedroom, with all four bedrooms benefitting from built in wardrobes. The principal bedroom also enjoys a modern ensuite shower room, while a stylish family bathroom serves the remaining bedrooms.

Externally, the property boasts a well maintained, low maintenance rear garden, ideal for relaxing or entertaining. To the front, a driveway provides off road parking for two vehicles and gives access to the integral garage.

This superb family home is ready to move straight into and offers modern living in one of Coventry's most convenient residential locations.

£485,000

- NO UPWARD CHAIN
- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME
- THREE DOUBLE BEDROOMS & SPACIOUS SINGLE BEDROOM
- BUILT IN WARDROBES TO ALL BEDROOMS
- ENSUITE TO THE PRINCIPAL BEDROOM
- STUDY/SITTING ROOM & DOWNSTAIRS WC
- EXTENDED OPEN PLAN KITCHEN DINER WITH BIFOLD DOORS
- DRIVEWAY FOR TWO VEHICLES & INTEGRAL GARAGE
- EASY ACCESS TO THE A46 & UHCW
- CLOSE TO WARWICKSHIRE SHOPPING PARK & LOCAL 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.

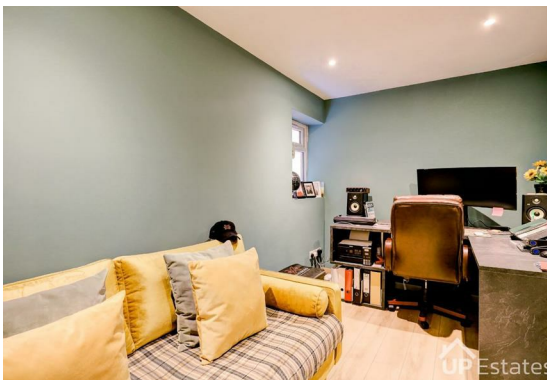
All measurements are approximate and intended



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.





Kelway, Binley, Coventry





All measurements are approximate and for display purposes only

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