



3 Bedroom House - Detached
located on Daventry Road, Coventry
Offers Over £290,000

UP Estates



Offers Over £290,000

- NO FORWARD CHAIN
- DETACHED FAMILY HOME
- SOUTH FACING REAR GARDEN
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- OPEN PLAN LOUNGE DINER

NO FORWARD CHAIN - DETACHED FAMILY HOME - SOUGHT AFTER
DAVENTRY ROAD LOCATION - THREE BEDROOMS - SOUTH FACING REAR
GARDEN - TANDEM DRIVEWAY - DETACHED GARAGE - NEW FUSE BOX
2020 - WELL PRESENTED, WITH EXCELLENT POTENTIAL TO MODERNISE

This is a rare opportunity to purchase a detached three-bedroom family home on the highly regarded Daventry Road in Cheylesmore, offered with no forward chain. Lovingly maintained by the same owner since new, this much-loved home offers generous proportions, a fantastic south-facing garden and excellent scope for a new owner to modernise and put their own stamp on the property.

The ground floor briefly comprises; entrance hall, spacious open-plan lounge/diner and separate kitchen, with access leading out to the private rear garden. To the front is a lawned garden and tandem driveway, with double gates providing useful side access to the rear.

The mature south-facing rear garden offers a good degree of privacy and plenty of space for outdoor entertaining, children or gardening. The property also benefits from a detached garage with useful rear storage area, although the garage roof is in need of renewal.

Upstairs, the landing leads to three well-proportioned bedrooms, all benefiting from integrated wardrobe storage, alongside a good-sized shower room. The loft is partially boarded with lighting and a ladder, providing excellent additional storage and potential for further improvement, subject to the necessary planning permissions and building regulations.

The property has been well maintained but does require updating to modern standards. The windows are double glazed aluminium-framed units, heating is currently provided by a gas-fired fireplace and electric radiators, whilst the wiring is original, the fuse box was replaced in 2020.

This is an incredibly rare property, in a popular Cheylesmore location. Viewing is highly recommended to appreciate the space and potential on offer.





LOCATION

The property is ideally positioned on the ever popular Daventry Road, within the popular Cheylesmore area of Coventry, with Asda, Quinton Park and the shopping parade only couple of minutes walk providing a wide range of everyday amenities, making day-to-day convenience readily accessible.

The area is well placed for access to a number of schools, including Grange Farm Primary School, Finham Park School, Manor Park Primary School, St Thomas More Catholic Primary School, Meadow Park School and King Henry VIII School.



For commuters, Coventry Railway Station (1.3 miles) and Coventry City Centre are readily accessible, while the popular War Memorial Park is also within easy reach. The property is well positioned for access to Coventry's major road networks and employment areas, including Jaguar Land Rover, making this a convenient location for families and commuters alike.



We are required under the Estate Agent Act 1979 and Provision of Information Regulations 1991 to make you aware that the client we are acting for on the sale of this property is a Connected Person as defined by that Act.

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.

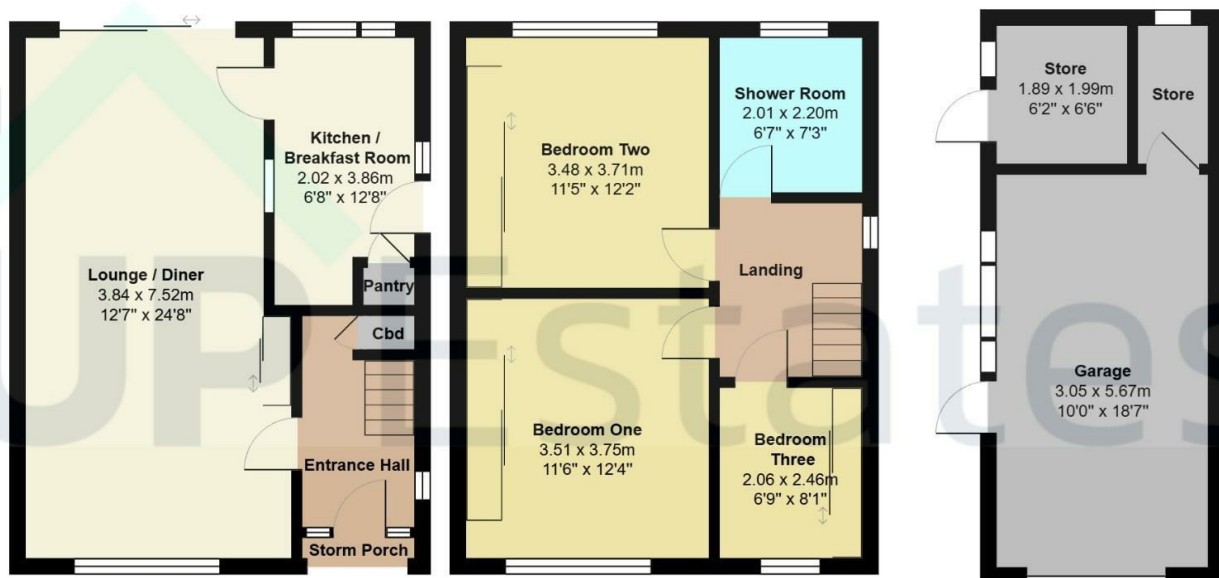
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Daventry Road, Coventry





Total Area: 85.3 m² ... 918 ft² (excluding garage, store)

All measurements are approximate and for display purposes only

CONTACT

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