

**5 Bedroom House - Semi-Detached**  
**located on Lythalls Lane, Coventry**  
**£440,000**

**UP Estates**

| SIZEABLE FIVE-BEDROOM SEMI-DETACHED HOME |  
EXCEPTIONAL & VERSATILE FAMILY LIVING SPACE | GARDEN  
ROOM/GYM WITH POWER/LIGHT | CLOSE TO AMENITIES &  
TRANSPORT LINKS | SOUTH WEST FACING GARDEN | TWO  
BATHROOMS & WC | GATED MULTI-CAR DRIVEWAY |



This substantial semi-detached home offers generous and versatile accommodation spread across two floors and an outbuilding, making it an excellent choice for families, investors or those looking for extra space to work from home. Set in a convenient and popular residential area, the property is within easy reach of local shops, a stones throw from good local schools, plus public transport links, and key commuter routes.

Stepping inside, a welcoming porch, then hallway, leads to the sizable lounge diner, flow through to living kitchen diner, and separate sitting room/bedroom five. The well-designed kitchen provides ample storage and workspace, making it ideal for everyday cooking and entertaining.

The property offers five well-proportioned bedrooms, providing plenty of room for growing families or potential rental income. Two well-fitted bathrooms, plus another WC serve the home, ensuring convenience for busy households.

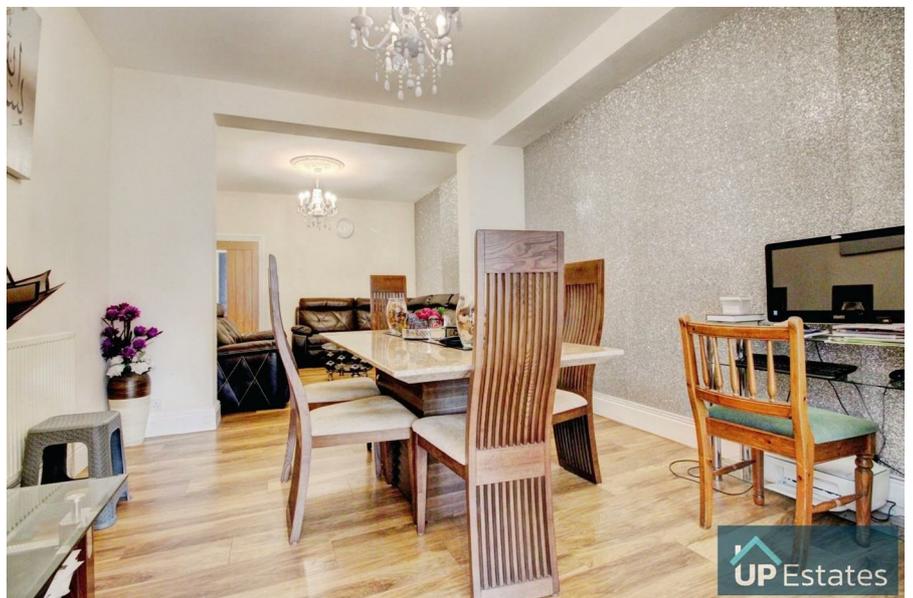
Outside, the home benefits from a south west facing garden, creating pleasant outdoor space for relaxing or entertaining. Plus an impressive garden room/fym with power and light, with potential to develop further to an annexe STPP\* or work space!

The property also boasts a loft which is boarded, with two skylights, power/light and ladders.

With excellent public transport connections nearby, reputable schools within easy reach, and local amenities just a short distance away, this property combines space, practicality and convenience.

£440,000

- EXTENDED, IMPRESSIVE FAMILY HOME
- TWO WELL-FITTED BATHROOMS & WC
- SPACIOUS FAMILY LIVING
- VERSATILE GARDEN ROOM/GYM
- MULTI-CAR GATED DRIVEWAY
- WELL-EQUIPPED KITCHEN
- SOUTH WEST FACING GARDEN
- VIEWING IS ESSENTIAL!





### **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.



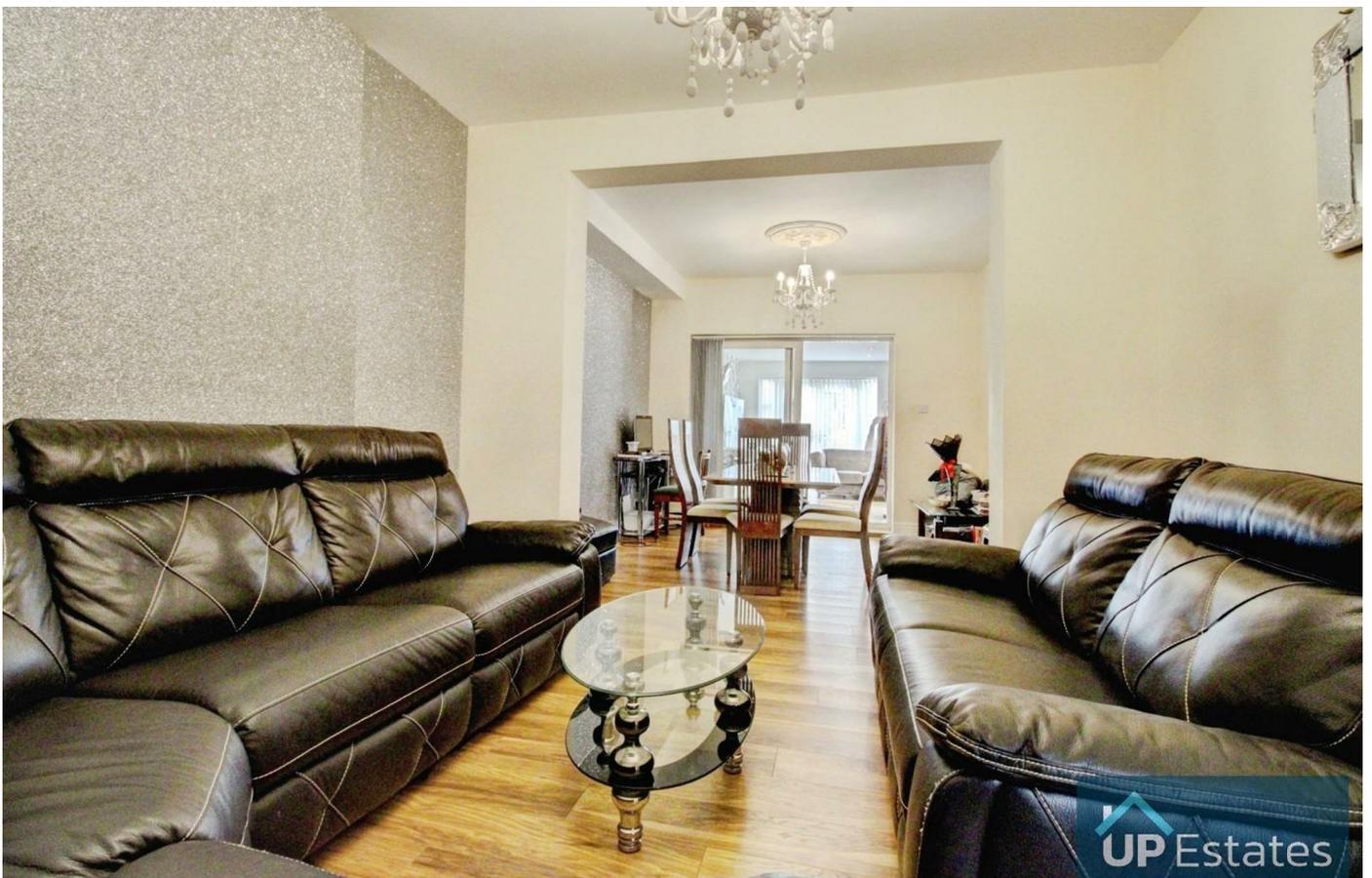
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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





Lythalls Lane, Coventry





Total Area: 172.1 m<sup>2</sup> ... 1853 ft<sup>2</sup> (excluding garden room / gym with power & light)

All measurements are approximate and for display purposes only

## CONTACT

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