







4 Bedroom House - Detached

located on Anthony Pillage Way, Coventry

£475,000

UP Estates

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£475,000

- FOUR BEDROOM DETACHED HOME
- QUIET SEMI-RURAL LOCATION
- THREE SPACIOUS DOUBLE BEDROOMS
- ENSUITE & BUILT-IN WARDROBES TO MAIN BEDROOM
- MODERN FAMILY BATH & SHOWER ROOM
- SPACIOUS LIVING ROOM
- KITCHEN/DINER & SEPARATE UTILITY ROOM
- DRIVEWAY FOR TWO VEHICLES
- INTEGRAL GARAGE
- CLOSE TO NATURE WALKS & LOCAL SCHOOLS

QUIET SEMI-RURAL LOCATION | FOUR BEDROOM DETACHED HOME | ENSUITE | INTEGRAL GARAGE | LOW-MAINTENANCE REAR GARDEN

Built by award-winning Bloor Homes in 2022, this attractive four-bedroom detached home is situated in a quiet semi-rural location just off Hawkes Mill Lane. The property is ideally positioned close to Bablake Pre-Prep and Keresley Grange Primary Academy, with plenty of nature walks nearby, while still providing excellent access to local amenities and transport links. The property offers spacious and well-presented accommodation throughout, with approximately six years remaining on the 10-year NHBC (National House Building Council) Buildmark warranty and insurance policy.

The home benefits from engineered wood flooring and quality tiling throughout, together with a number of additional features including Yale security.

The ground floor comprises an entrance hall leading into a spacious living room, while the kitchen diner provides a practical and sociable space for everyday family living. There is also a separate utility room, downstairs WC and internal access to the integral garage.

Upstairs, there are three spacious double bedrooms and a well-proportioned single bedroom. The main bedroom benefits from built-in wardrobes and an ensuite shower room, while a modern family bathroom with both bath and shower facilities completes the accommodation.

Externally, the property benefits from a spacious, low-maintenance rear garden. To the front is a lawned garden, driveway providing parking for two vehicles and access to the integral garage.







IMPORTANT NOTE TO PURCHASERS

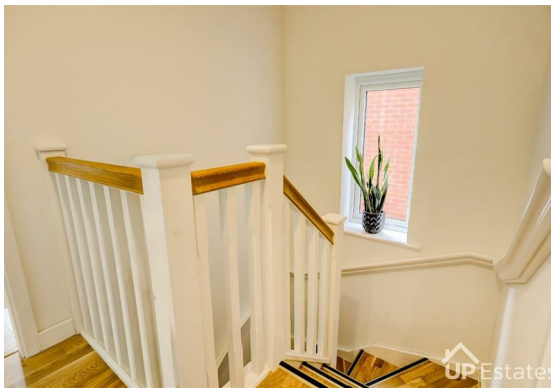
Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

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.



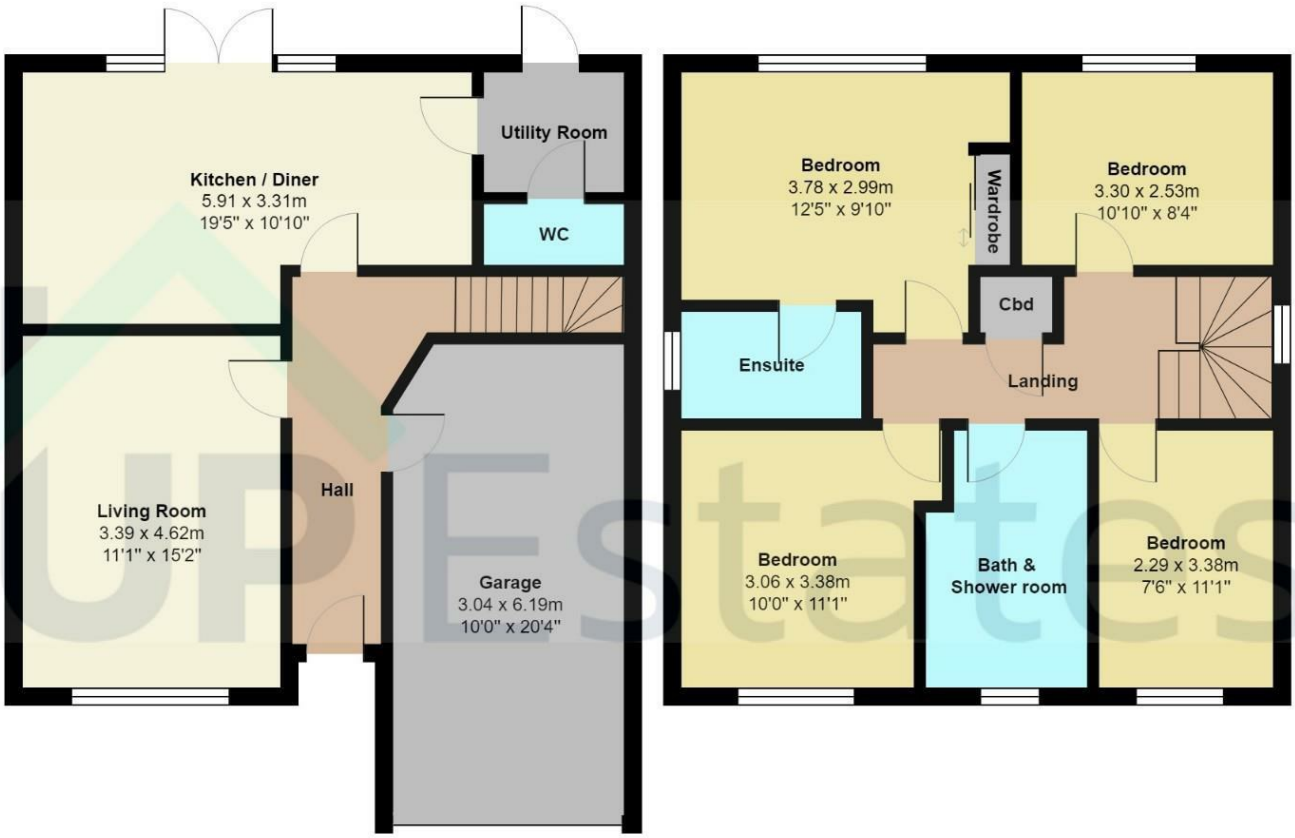
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Anthony Pillage Way, Allesley, Coventry





All measurements are approximate and for display purposes only

Total Area: 131.3 m² ... 1413 ft²

CONTACT

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