







4 Bedroom House - Detached

located on Heronbank, Coventry

£450,000

UP Estates

4

2

2

£450,000

- FOUR BEDROOM DETACHED HOME
- NO UPWARD CHAIN
- BAY-FRONTED LIVING ROOM WITH FIREPLACE
- SEPARATE DINING ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- MAIN BEDROOM WITH FITTED WARDROBES AND EN-SUITE
- FAMILY BATHROOM
- GARAGE WITH ELECTRICS AND INTERNAL ACCESS
- DRIVEWAY PROVIDING OFF-ROAD PARKING

FOUR BEDROOM DETACHED HOME | TWO RECEPTION ROOMS | MAIN BEDROOM WITH EN-SUITE | GARAGE WITH ELECTRICS | NO UPWARD CHAIN

Situated on Heronbank in Coventry, this four-bedroom detached home offers well-proportioned accommodation across two floors, with two reception rooms, a kitchen/breakfast room and an enclosed rear garden. Available with no upward chain, the property provides a practical layout suited to family living. Ideally located close to West Coventry Academy, Finham Park 2, Tile Hill Train Station and a range of local amenities, the property also benefits from excellent transport links.

The entrance hallway has stairs rising to the first floor and access to a downstairs WC. To the front, the living room features a bay window and a fireplace, with double doors opening into the separate dining room. French doors from the dining room lead directly onto the rear garden.

The kitchen/breakfast room extends across the rear of the property, offering fitted wall and base units, worktop space and room for a breakfast table. A further set of French doors provides garden access, while an internal door connects the kitchen to the garage.

Upstairs, the landing serves four bedrooms, a family bathroom and a storage cupboard. The main bedroom benefits from fitted wardrobes and its own en-suite shower room. The remaining bedrooms provide flexibility for family accommodation, guests or home working.

Externally, the enclosed rear garden is mainly laid to lawn, with paved seating areas, planted borders and a timber shed. To the front, a driveway provides off-road parking and access to the garage, which benefits from electrics.





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.

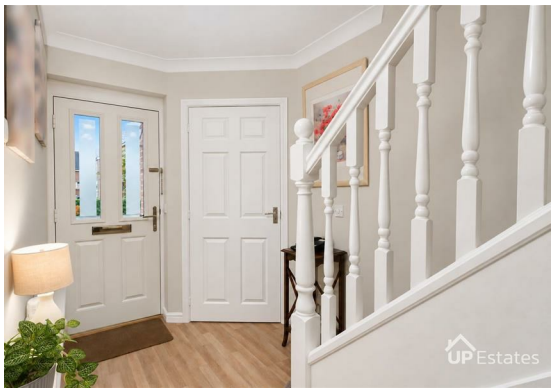


While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested



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.



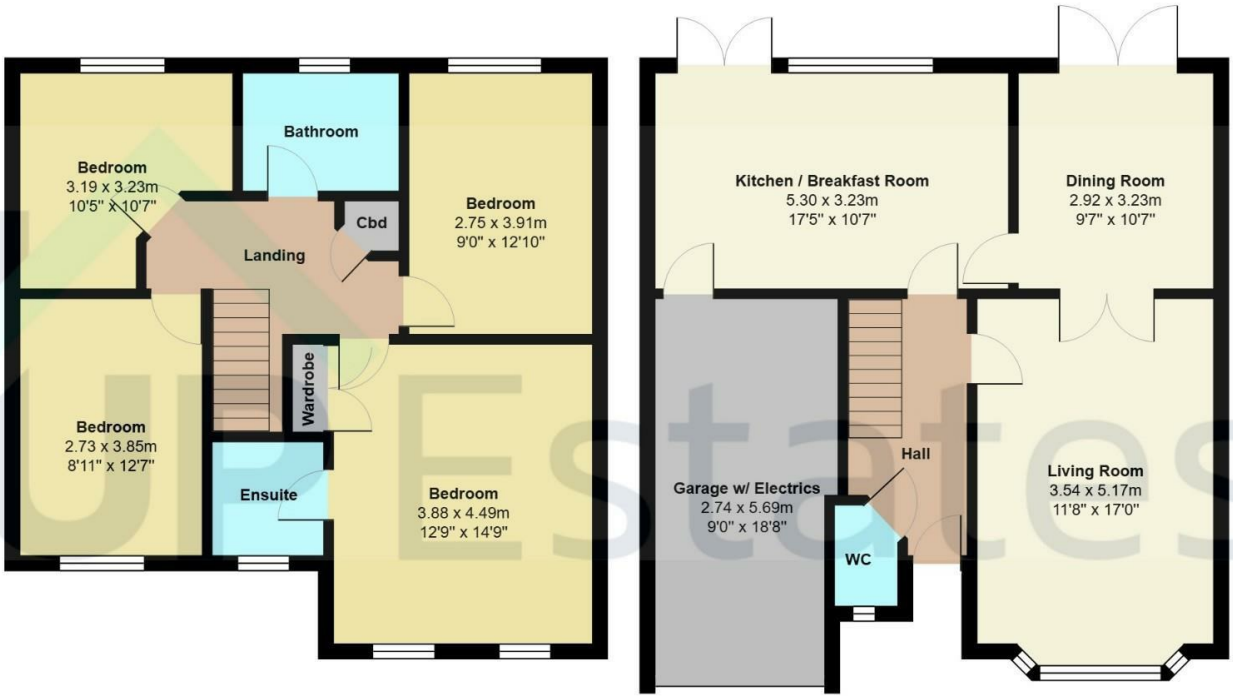
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Heronbank, Coventry





Total Area: 138.9 m² ... 1495 ft²

All measurements are approximate and for display purposes only

CONTACT

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