



3 Bedroom House - Semi-Detached
located on Clifford Bridge Road,
Coventry
£335,000

UP Estates

CORNER PLOT FAMILY HOME | THREE BEDROOM SEMI
DETACHED | SPACIOUS SUN ROOM | LARGE REAR GARDEN WITH
SCOPE TO EXTEND | GARAGE & DRIVEWAY | READY TO MOVE
INTO

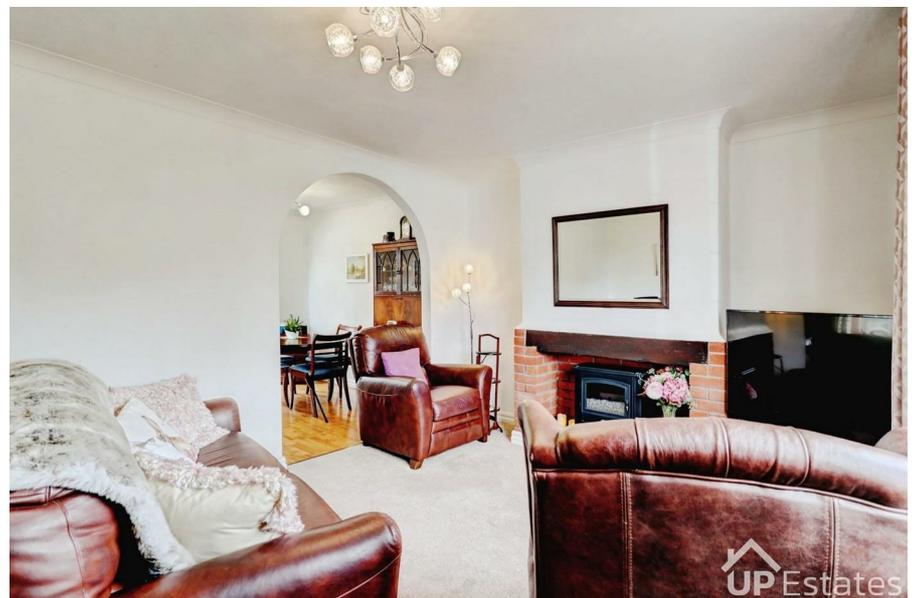
Situated on a generous corner plot on the ever-popular Clifford Bridge Road, this well presented three bedroom semi detached home offers spacious and versatile accommodation, ideal for family living. The property is perfectly positioned with easy access to the A46, UHCW, Tesco Superstore and well regarded schools including Caludon Castle School.

The ground floor begins with an entrance porch leading into a spacious living room, which flows through to a separate dining room, creating a fantastic open feel. From the dining area there is access to both the kitchen and the standout sun room, which has been finished to a high standard and provides an excellent space for entertaining or relaxing while overlooking the garden. The kitchen is well proportioned and offers ample storage, with further benefits including a useful storage cupboard, a downstairs shower room, internal access to the large single garage and a spacious utility room with a door leading to the rear garden.

Upstairs, the property offers two spacious double bedrooms along with a well proportioned single bedroom. A large family bathroom completes the first floor, featuring a beautiful clawfoot bathtub.

Externally, the rear garden is a true highlight of the home, beautifully maintained and offering a large space with excellent potential to extend (subject to planning). There is a paved seating area with a pond, along with a generous lawned section beyond. To the front, the property benefits from a driveway providing parking for two vehicles, a low maintenance front garden and access to the garage.

This fantastic home is ready to move into and offers excellent potential for future development, making it a perfect long term family property.



£335,000

- THREE BEDROOM SEMI DETACHED HOME
- GENEROUS CORNER PLOT
- HIGH QUALITY SUN ROOM
- WELL PROPORTIONED KITCHEN WITH AMPLE STORAGE
- DOWNSTAIRS SHOWER ROOM & UTILITY ROOM
- INTERNAL ACCESS TO LARGE SINGLE GARAGE
- FAMILY BATHROOM WITH CLAWFOOT BATHTUB
- LARGE REAR GARDEN WITH POND & SCOPE TO EXTEND
- DRIVEWAY FOR THREE VEHICLES & LOW MAINTENANCE FRONT GARDEN





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.





Clifford Bridge Road, Binley, Coventry





Total Area: 136.3 m² ... 1467 ft²

All measurements are approximate and for display purposes only

CONTACT

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