







4 Bedroom House - Detached

located on Stratford Street, Coventry

Offers Over £300,000

UP Estates

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Offers Over £300,000

- UNIQUE & VERSATILE PROPERTY
- NO UPWARD CHAIN
- THREE DOUBLE BEDROOMS
- ADDITIONAL LOFT BEDROOM SPACE
- TWO SHOWER ROOMS & FAMILY BATHROOM
- LARGE KITCHEN WITH GARDEN & GARAGE ACCESS
- SUBSTANTIAL CELLAR WITH POTENTIAL STPP
- LARGE GARAGE WITH ELECTRIC DOOR & STORE ROOM
- LOW MAINTENANCE PAVED REAR GARDEN
- FRONT PARKING SPACE

UNIQUE FOUR/FIVE BEDROOM PROPERTY | NO UPWARD CHAIN | CELLAR WITH POTENTIAL STPP | LARGE GARAGE | VERSATILE LOFT ACCOMMODATION

Situated on Stratford Street, this unique and versatile property is offered with no upward chain and provides an extensive range of accommodation arranged over multiple levels. The property is conveniently located close to local amenities, Frederick Bird Academy and Coventry city centre, whilst also providing easy access to the A444.

The ground floor comprises an entrance hall leading to a generous living room with adjoining dining area, alongside a separate sitting room. Just off the sitting room is a shower room with WC, together with access down to the cellar. The large kitchen provides access to both the garage and rear garden, creating a practical arrangement for everyday living.

The property offers three well proportioned double bedrooms to the first floor, with the main bedroom being particularly generous in size. There is also a spacious family bathroom and a separate shower room. Stairs lead from the first floor to a versatile loft area, while a further staircase provides access to another section of the loft which has been arranged as a further bedroom space with Velux window and eaves storage.

A further highlight is the substantial cellar, offering excellent additional space and potential for a variety of uses, subject to the necessary planning permissions and consents. The garage is also particularly useful, providing enough space for a car, with a separate store room and electric garage door.

Externally, the rear garden is predominantly paved for low maintenance, with an outside store which has previously been used as an outdoor kitchen. To the front is access to the garage along with a dedicated parking space.







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.





Stratford Street, Coventry





Total Area: 226.9 m² ... 2443 ft² (excluding store)

All measurements are approximate and for display purposes only

CONTACT

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