







5 Bedroom House - Detached

located on Pembury Avenue, Coventry

Offers Over £400,000

UP Estates

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Offers Over £400,000

- HEAVILY EXTENDED FIVE BEDROOM DETACHED HOME
- FLEXIBLE STUDY / POTENTIAL SIXTH BEDROOM
- LARGE LIVING ROOM WITH BAY WINDOW
- SEPARATE DINING ROOM
- PACIOUS KITCHEN BREAKFAST ROOM
- DOWNSTAIRS WC
- NTEGRAL GARAGE WITH INTERNAL ACCESS
- MAIN BEDROOM WITH EN SUITE
- LARGE DRIVEWAY FOR MULTIPLE VEHICLES
- EXCELLENT ACCESS TO M6, A444 & TRAIN STATION

HEAVILY EXTENDED FIVE BEDROOM DETACHED HOME | FLEXIBLE SIXTH BEDROOM/STUDY | LARGE DRIVEWAY | INTEGRAL GARAGE | TWO RECEPTION ROOMS | EXCELLENT TRANSPORT LINKS

Situated just off Longford Road, this heavily extended five bedroom detached family home offers substantial and versatile living space in a highly convenient location. The property is within close proximity to Longford Park, Coventry Arena Train Station and Arena Shopping Park, with easy access to the M6 and A444, making it ideal for commuters and growing families alike.

The ground floor comprises an entrance porch leading into a spacious hallway. There is a large living room featuring a bay window, a separate dining room, and a downstairs WC. A further reception room provides excellent flexibility as a home office or study, with potential to be used as a sixth bedroom if required. The property also benefits from a spacious kitchen breakfast room and internal access to the integral garage.

Upstairs, there are four well proportioned double bedrooms and one single bedroom. The main bedroom benefits from an en suite, while a family bathroom serves the remaining bedrooms.

Externally, the rear garden is generous in size, with a patio area spanning the width of the property and a verandah providing covered seating space, leading onto a spacious lawn. To the front, there is a large driveway offering parking for multiple vehicles and access to the integral garage.

Porch
Stunning porch having a double glazed window with a door leading into the Hall.

Hall
Inviting entrance hallway with stairs ascending to the first floor and doors leading to the open plan family room/ dining area.

Family Room
12'11" x 15'5"
Well presented open family room with feature ceiling wooden beams, having a central heated radiator and a double glazed bay window to the front aspect of the property. Leading through to the dining area.

Dining Area
8'0" x 9'7"
Leading from the family room the bright dining area benefits from feature ceiling wooden beams, french patio doors leading to and overlooking the rear garden allowing plentiful natural light. Also having a central heated radiator and doors accessing the sitting room and kitchen/breakfast room.

Kitchen/Breakfast Room
15'10" x 9'7"
Spacious kitchen including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, integrated oven, hob and extractor fan, space and plumbing for additional appliances, space for a fridge freezer, having a central heated radiator, double glazed window and door accessing the rear garden of the property. Also a door providing access to the garage store.

Garage Store
Garage being accessed from the kitchen as well as from the front of the property, having power and lighting and an up-and-over door.









Sitting Room
10'7" x 12'2"
Stylish sitting room with feature ceiling wooden beams, having french patio doors overlooking and accessing the rear garden, central heated radiator and door accessing the lobby.

Lobby
With door leading through from the sitting room, access to W/C and access to the office/study.

W/C
Benefiting from a low level w/c, wash hand basin, central heated radiator and opaque double glazed window.

Office/Study
10'7" x 8'0"
Sizable office/study room having a central heated radiator and a double glazed bay window to the front aspect of the property.

Landing
With stairs rising from the ground floor and doors leading to accommodation.

Bedroom One
10'6" x 10'9"
Double bedroom boasting from an ensuite, having a central heated radiator and double glazed window to the front aspect.

Ensuite
7'6" x 4'11"
Benefiting from a fully tiled shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and opaque double glazed window.

Bedroom Two
8'8" x 11'11"
Double bedroom having a central heated radiator and double glazed window to the front aspect.



Bedroom Three
10'6" x 7'9"
Double bedroom with built in wardrobes with sliding doors, having a central heated radiator and double glazed window to the rear aspect.

Bedroom Four
9'6" x 8'11"
Double bedroom having a central heated radiator and double glazed window to the rear aspect.

Bedroom Five
7'0" x 9'1"
Amazing sized bedroom with a built in storage cupboard, having a central heated radiator and double glazed window to the front aspect.



Bathroom
6'2" x 5'5"
Modern bathroom being fully tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

Rear Garden
A private rear garden with a veranda canopy over part of the paved seating area followed by a lawn with fencing along the boundaries.

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.



Pembury Avenue, Longford, Coventry





Total Area: 154.8 m² ... 1666 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780