



3 Bedroom House - Detached
located on Marjorie Way, Coventry
£355,000

UP Estates

IMMACULATE THREE-BEDROOM DETACHED HOME – CUL-DE-SAC LOCATION – LANDSCAPED GARDEN – SOLAR PANELS – HIGH-SPEC FEATURES

Welcome to this immaculately presented and upgraded three-bedroom detached family home, ideally located in a quiet cul-de-sac on the sought-after Copsewood Estate in Coventry. Offering an exceptional blend of comfort, practicality, and energy efficiency, this home is perfect for modern family living.

Step inside to a welcoming entrance hall that leads to a spacious lounge with Karndean flooring. The heart of the home is the beautifully designed open-plan kitchen/diner, complete with integrated appliances including a full-size dishwasher, fridge freezer, double oven, gas hob, and extractor hood. The adjacent utility room provides additional convenience, while a downstairs WC completes the ground floor.

Upstairs, you'll find three generously sized bedrooms, all benefitting from high-quality fitted wardrobes and stylish Thomas Sanderson uPVC shutters. The main bedroom also boasts an en-suite with Karndean flooring, while the main bathroom continues the theme of elegance and practicality.

This home is fitted with full gas central heating with zoned thermostats for upstairs and downstairs, allowing for flexible and energy-efficient temperature control. Security and peace of mind are provided by a hard-wired CCTV system with four cameras (two front, two rear) and a modern alarm system.

Externally, the west-facing rear garden is larger than average and beautifully landscaped, featuring a large decking area, AstroTurf lawn, pergola, and fully fitted electric lighting on a programmable timer – perfect for seasonal evenings outdoors. The front of the home offers a driveway for off-road parking and access to the integral garage.

With excellent local amenities, schools, and transport links nearby, this stunning home ticks all the boxes for a growing family or professional couple seeking style, space, and sustainability. Viewing is highly recommended.



£355,000

- MUCH IMPROVED DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- INTEGRAL GARAGE
- NEW CARPETS THROUGHOUT
- SOLAR PANELS (OWNED OUTRIGHT) WITH A FEED-IN TARIFF PROVIDING AN ANNUAL RETURN OF APPROX. £250-£300
- TILED FLOORING TO THE KITCHEN/DINER, UTILITY, AND DOWNSTAIRS CLOAKROOM
- OUTDOOR FITTED SHOWER WITH HOT/COLD WATER – IDEAL FOR PET OWNERS
- PROFESSIONALLY BOARDED AND SHELVED LOFT WITH EXTENDED HATCH AND LOFT LADDER



IMPORTANT NOTE TO PURCHASERS

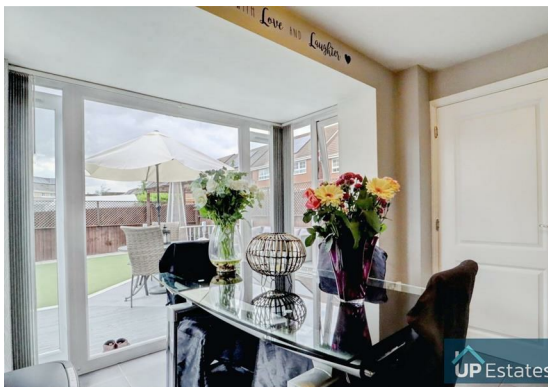
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.





All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

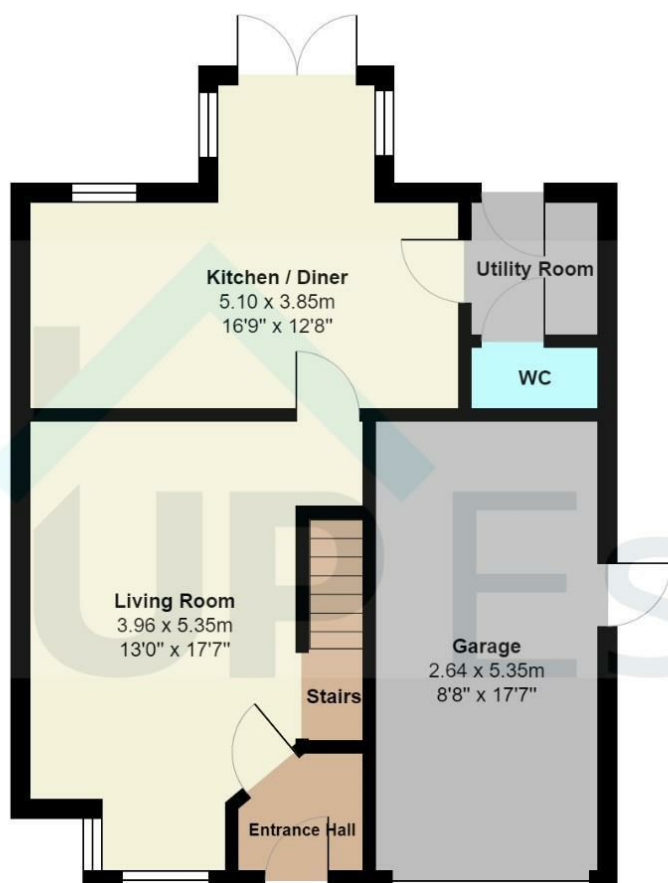
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Marjorie Way, Coventry





Total Area: 98.2 m² ... 1057 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

UP Estates