







4 Bedroom House - Detached

located on Amelia Crescent, Coventry

£430,000

UP Estates

4

2

1

£430,000

- FOUR BEDROOM DETACHED PROPERTY
- BAY FRONTED LIVING ROOM
- KITCHEN / DINER WITH GARDEN ACCESS
- SEPARATE UTILITY ROOM
- DOWNSTAIRS WC
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- FITTED WARDROBES IN ALL FOUR BEDROOMS
- DRIVEWAY PARKING AND INTEGRAL GARAGE
- ENCLOSED REAR GARDEN

FOUR BEDROOM DETACHED HOME | KITCHEN / DINER | EN SUITE SHOWER ROOM | DRIVEWAY AND GARAGE | ENCLOSED REAR GARDEN

This four bedroom detached property on Amelia Crescent offers well proportioned accommodation, including a bay fronted living room, kitchen/diner, separate utility room and fitted wardrobes in all four bedrooms.

The entrance hall leads into the living room, where a bay window brings in natural light and a fireplace provides a focal point. Stairs rise from the hallway to the first floor.

To the rear, the kitchen/diner offers fitted wall and base units, worktop space and room for a dining table. A glazed bay with double doors opens onto the rear garden. A separate utility room provides additional storage and space for laundry appliances, with access to the downstairs WC.

Upstairs, the landing leads to four bedrooms, each with fitted wardrobe storage. One bedroom benefits from an en suite shower room, while the family bathroom comprises a bath, wash basin and WC. Additional cupboards provide storage off the landing.

Outside, the property has a driveway providing off-road parking and access to the integral garage, alongside a lawned front garden with planted borders. The enclosed rear garden offers a lawn and paved patio with space for outdoor seating and dining.

The location provides access to shopping at Warwickshire Shopping Park in Binley, while The Alan Higgs Centre on Allard Way offers swimming and fitness facilities. Schools in the surrounding area include Richard Lee Primary School. Binley Road provides a route towards Coventry city centre, with connections to the A46 for travel further afield.





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.





Amelia Crescent, Coventry





Total Area: 132.9 m² ... 1430 ft²

All measurements are approximate and for display purposes only

CONTACT

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