



 UP Estates



 UP Estates



 UP Estates



 UP Estates

4 Bedroom House - Semi-Detached
located on Billesden Close,
Coventry
£310,000

 UP Estates



**** FOUR BEDROOM SEMI-DETACHED HOME - TWO SHOWER ROOMS - KITCHEN/BREAKFAST ROOM AND OPEN PLAN LOUNGE DINER - PRIVATE GARDEN - GARAGE WITH POWER/LIGHT - POPULAR LOCATION! - STONES THROW FROM ERNESFORD GRANGE ACADEMY **** This deceptively spacious four-bedroom semi-detached home offers the perfect blend of modern living and family comfort, ideally positioned with an attractive outlook over a green to the front. Finished to a high standard throughout, the property has been thoughtfully extended and upgraded, providing versatile accommodation across three floors.

Step inside to discover a welcoming hallway leading to an open-plan lounge and dining room, ideal for both everyday family life and entertaining guests. To the rear, the property boasts a stunning extended kitchen and breakfast room, complete with underfloor heating, designed as the true heart of the home.

The loft has been converted, creating a generous bedroom with a luxurious en-suite shower room (re-fitted in 2024) and a large fitted wardrobe. On the first floor, you'll find three further well-proportioned bedrooms along with a stylish, modern family shower room.

Externally, the property continues to impress. The private rear garden is a tranquil space, featuring gated side and rear access, a garage with power and lighting, and a shed also equipped with power—ideal for storage or hobbies.

Further benefits include double glazing, gas central heating, and the properties homely feeling throughout.

This is a rare opportunity to acquire a spacious, move-in ready family home with flexible accommodation in a sought-after location. Call now to view!

£310,000

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- TWO SHOWER ROOMS
- GREEN TO FRONT ASPECT
- GARAGE WITH POWER/LIGHT
- POPULAR LOCATION SURROUNDED BY AMENITIES
- KITCHEN/BREAKFAST ROOM
- OPEN PLAN LOUNGE DINER
- VIEWING IS ESSENTIAL!





LOCATION

Set in a quiet and friendly cul-de-sac, this property offers the perfect combination of convenience, community, and comfort. Perfect for families, professionals, or first-time buyers, it benefits from excellent local amenities, top-rated schools, and strong transport links — all within a short walk.

Location Highlights:

Schools: Just steps away from Ernesford Grange Community Academy (secondary) and Ernesford Grange Primary School, along with nearby Sowe Valley Primary School and Corpus Christi Catholic School, offering outstanding educational options for all ages.

Amenities: A range of local convenience stores and eateries are less than a mile away, including One Stop, Sadhra Convenience Store, G Kitchen, and Standard Bearer Pub & Restaurant. Healthcare is close by with Bredon Avenue Surgery just under a mile away.

Transport: Excellent bus connections are available from the nearby Ernesford Grange Academy bus stop, providing quick access to Coventry city centre and surrounding areas. Major road links including the A46, M6, and M69 are easily accessible, making commuting straightforward.

Recreation: Enjoy nearby parks and green spaces, ideal for walks, cycling, and family days out, while the area's strong community spirit makes it a welcoming place to call home.

This home's location offers the rare advantage of being peaceful yet extremely well-connected, ensuring it appeals to families and commuters alike.

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

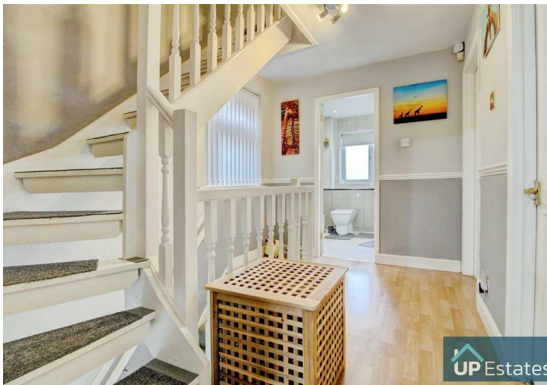


fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

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.





Billesden Close, Binley, Coventry





Total Area: 128.0 m² ... 1378 ft² (excluding garage with power & light)

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

