







4 Bedroom House - Semi-Detached

located on Humber Road, Coventry

£325,000

UP Estates

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£325,000

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- ARRANGED OVER THREE SPACIOUS FLOORS
- WARM LIVING ROOM
- GROUND FLOOR WC AND ADDITIONAL STORAGE
- TOP FLOOR MAIN BEDROOM WITH EN-SUITE
- PRIVATE, LOW MAINTENANCE REAR GARDEN/ PATIO
- GARAGE PROVIDING SECURE PARKING/ ADDITIONAL STORAGE AND OFF ROAD PARKING
- IDEAL FOR FAMILIES AND MODERN LIVING
- VIEWING IS HIGHLY RECOMMENDED

Beautifully Presented Four-Bedroom Semi-Detached Home – Arranged Over Three Floors

This modern and spacious four-bedroom semi-detached home is set across three well-designed floors, offering versatile and comfortable living ideal for families. Upon entering, you are welcomed by a bright entrance hallway that provides access to both the stylish living room and the open-plan kitchen/diner. The kitchen/diner is thoughtfully designed with built-in units, creating a practical and flexible space perfect for everyday family life and entertaining. French doors open directly onto the rear garden/ patio area, allowing for seamless indoor-outdoor living.

The living room is generously sized and offers a warm and inviting atmosphere, making it the perfect place to relax or entertain guests. The ground floor also benefits from a convenient WC and additional storage space, ideal for coats and shoes. The first floor comprises two spacious double bedrooms, both bright and well-proportioned. A landing area with built-in storage cupboards further enhances the practicality of this level. The top floor features two additional bedrooms, including the impressive main bedroom which benefits from its own private en-suite shower room, providing a peaceful retreat. A modern family bathroom, also equipped with a shower, completes the accommodation.

Externally, the property continues to impress. To the rear, there is a private, low-maintenance garden with a contemporary patio area—perfect for relaxing or entertaining during the warmer months. The home also benefits from a garage, offering secure parking and additional storage, as well as off-street parking in front.

Early viewing is highly recommended to fully appreciate all that this fantastic family home has to offer.



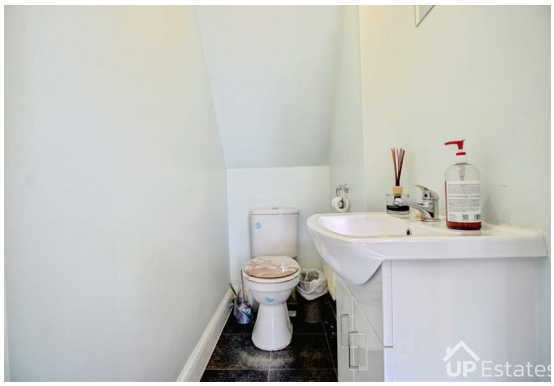


IMPORTANT NOTE TO PURCHASERS

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.





Humber Road, Coventry





Total Area: 110.2 m² ... 1186 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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