



4 Bedroom House - Detached
located on Wentworth Drive,
Coventry
Offers Over £375,000

UP Estates

NO UPWARD CHAIN | BEAUTIFULLY PRESENTED FOUR BEDROOM
DETACHED HOME | SOUTH FACING GARDEN | WOODLAND
VIEWS | RECENTLY REFURBISHED BATHROOMS

Offered with no upward chain, this beautifully presented four bedroom detached home occupies a sought after position close to local amenities, Prologis Country Park, Coventry Arena Train Station and Arena Shopping Park, with excellent access to the A444.



The accommodation begins with a welcoming entrance hall leading to a spacious bay fronted living room. The modern kitchen features integrated appliances, quartz worktops and opens into the dining area, with underfloor heating running through the entrance hall, kitchen, dining room and downstairs WC. To the rear is a bright sitting room with skylights and sliding doors opening onto the south facing garden. The front of the property enjoys an attractive outlook towards woodland. A utility room, downstairs WC and internal access to the integral garage complete the ground floor.

Upstairs are four double bedrooms, with the principal bedroom benefitting from fitted wardrobes and a recently refurbished ensuite. A further bedroom includes a large freestanding wardrobe, which the vendor may be willing to leave. The stylish family bath and shower room has also been recently renovated.

Externally, the south facing rear garden is beautifully maintained, offering a decked seating area, block paved patio and lawn, ideal for entertaining. To the front is a driveway for two vehicles with access to the integral garage.

Further benefits include a boiler installed approximately three months ago, an alarm system, tinted ground floor windows and a boarded loft for additional storage.

Offers Over £375,000

- NO UPWARD CHAIN
- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME
- SOUTH FACING REAR GARDEN & WOODLAND VIEWS TO THE FRONT
- UNDERFLOOR HEATING TO ENTRANCE HALL, KITCHEN, DINING ROOM & WC
- STUNNING KITCHEN WITH INTEGRATED APPLIANCES
- RECENTLY REFURBISHED ENSUITE & FAMILY BATHROOM
- UTILITY ROOM & INTEGRAL GARAGE
- ALARM SYSTEM & BOARDED LOFT
- DRIVEWAY FOR TWO VEHICLES
- CLOSE TO PROLOGIS COUNTRY PARK, ARENA SHOPPING PARK & EXCELLENT TRANSPORT LINKS





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.





Wentworth Drive, Coventry





Total Area: 135.6 m² ... 1459 ft²

All measurements are approximate and for display purposes only

CONTACT

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