







3 Bedroom House - Semi-Detached

located on Sledmere Close, Coventry

Offers Over £220,000

UP Estates

UP Estates

3

1

2

Offers Over £220,000

- NO FORWARD CHAIN
- CORNER POSITION OVERLOOKING GREEN SPACE
- THREE WELL PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- DETACHED GARAGE WITH POWER/LIGHT
- COUNCIL TAX BAND C

NO FORWARD CHAIN | THREE BEDROOM SEMI-DETACHED FAMILY HOME | GENEROUS CORNER PLOT WITH POTENTIAL TO EXTEND STPP | DETACHED GARAGE & GATED DRIVEWAY | OVERLOOKING LONGFORD PARK

This is a fantastic opportunity to purchase a three bedroom semi-detached family home occupying a corner plot, enjoying an attractive frontage and delightful open views across Longford Park. Offered with no forward chain, the property presents an exciting opportunity for families and buyers looking to create their ideal home, with excellent potential to extend to the side, subject to the necessary planning permissions.

Set behind a walled front boundary, the property welcomes you through an entrance porch into a central hallway, providing access to the ground floor accommodation. A spacious living room and separate dining room offer versatile spaces for relaxing and entertaining, whilst the kitchen breakfast room provides a practical setting for everyday family life. A rear lobby and convenient ground floor WC complete the accommodation.

Ascending to the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation with plenty of scope for buyers to personalise and modernise to their own tastes.

Externally, the property truly stands out thanks to its corner position, the garden wraps around the home and offering exciting possibilities for future development STPP. A gated driveway provides off-road parking and leads to a spacious detached garage, complete with power and lighting. With its enviable park-facing position, and outstanding potential, this is a fantastic opportunity not to be missed!







LOCATION

This home is situated within the popular Aldermans Green area of Coventry. Well placed for Aldermans Green Primary School, Foxwood Community School (walking distance), Longford Park (opposite), Arena Park Shopping Centre, and with superb transport links via the M6 (J3), A444, and Ricoh Arena train station, the location combines convenience with practicality.

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.



Sledmere Close, Coventry





Total Area: 101.3 m² ... 1090 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