



**3 Bedroom House - Semi-Detached**  
**located on Westhill Road, Coventry**  
**Offers Over £360,000**

**UP Estates**



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Situated on a generous south/west facing corner plot in the highly sought-after Westhill Road, this beautifully presented and extended three-bedroom family home offers an exceptional opportunity for buyers seeking both immediate comfort and future potential. Benefitting from a substantial plot with scope to extend further (subject to the necessary planning permissions), this is a property that can grow with your family's needs.

Upon entering, you are welcomed by a bright and inviting entrance hall leading into a spacious lounge/dining room with multi-fuel log burner, providing an ideal setting for both everyday family living and entertaining guests. To the rear, the property has been thoughtfully extended to create a stunning breakfast kitchen, flooded with natural light and offering ample worktop and storage space. This impressive room forms the heart of the home, with views over and access to the rear garden.

The first floor comprises three well-proportioned bedrooms, each offering comfortable accommodation, together with a modern family bathroom finished to a high standard.

Externally, the property truly comes into its own. The generous rear garden provides a wonderful outdoor space for children to play, summer entertaining, or simply relaxing. The corner plot not only offers privacy and space but also presents exciting potential for further development, subject to planning permission. To the rear is a substantial double garage, ideal for secure parking, storage, a workshop, or even conversion for a variety of uses. Gated side access adds further convenience and practicality.

Located in one of the area's most desirable residential locations, this fantastic home enjoys excellent access to highly regarded schools, local amenities, transport links, and nearby parks, making it an ideal choice for families and commuters alike.

Early viewing is highly recommended to fully appreciate the quality, space, and future potential this exceptional home has to offer.

## Offers Over £360,000

- FANTASTIC SOUTH WEST FACING CORNER PLOT
- BEAUTIFULLY PRESENTED FAMILY HOME
- EXTENDED TO THE REAR
- LARGE DOUBLE GARAGE
- THREE BEDROOMS
- SPACIOUS LOUNGE DINER
- SOUGHT AFTER WESTHILL ROAD





## LOCATION

This fantastic home is exceptionally positioned on a corner plot, within the highly sought-after area of Coundon, the property has easy access to excellent schooling, including Christ The King, Coundon Court School, and Cardinal Newman Catholic School, as well as a range of local shops and amenities nearby. The property is also well positioned for public transport links and benefits from safe cycle routes, making it ideal for commuters and families alike.



## 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.





Westhill Road, Coventry





Total Area: 110.9 m<sup>2</sup> ... 1193 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only

## CONTACT

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