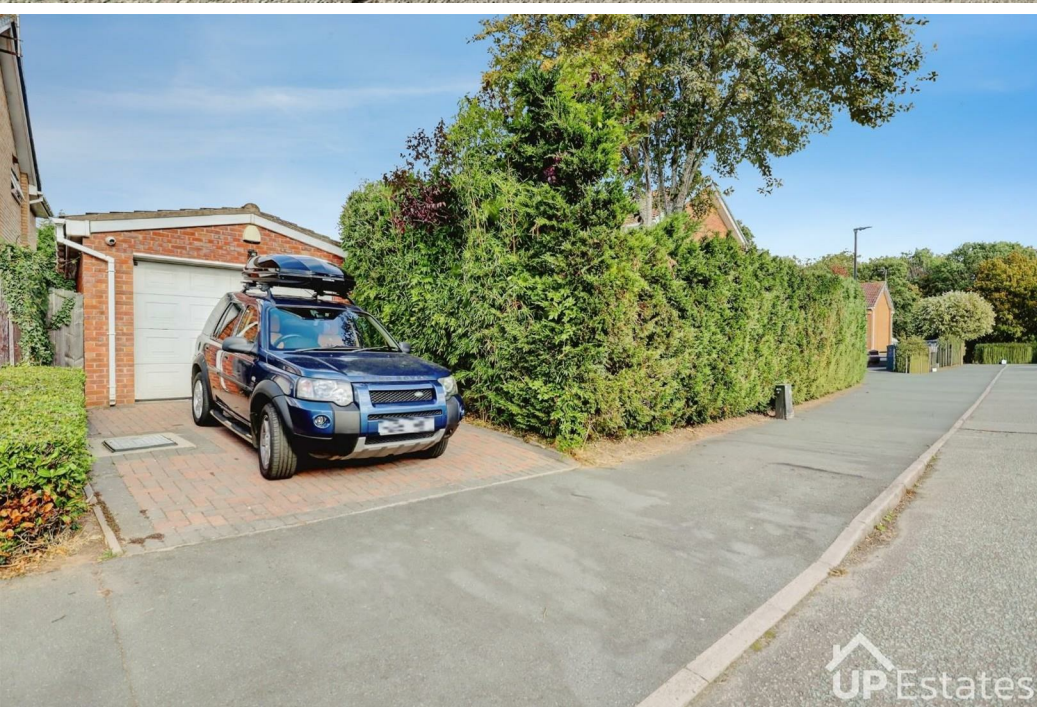




3 Bedroom House - Semi-Detached
located on Stonefield Close,
Coventry
£320,000

UP Estates



THREE BEDROOM SEMI-DETACHED HOME | CORNER PLOT | POTENTIAL SIDE EXTENSION STPP | GARAGE & DRIVEWAY | READY TO MOVE INTO

This beautifully presented three bedroom semi-detached home occupies a generous corner plot and offers a practical layout with excellent potential for further improvement. Situated in a popular location with easy access to the M6, M69 and A46, the property is also close to UHCW and a range of local amenities. A beautiful wooded conservation area is within walking distance, providing an ideal setting for dog walking and nature walks.

The accommodation begins with an entrance porch leading into the home. There is a separate reception room featuring a WC and cleverly concealed utility space, which could also be used as a fourth bedroom if required. The open-plan lounge diner provides a comfortable area for everyday living and entertaining, while the well-proportioned kitchen offers plenty of cupboard storage and includes an integrated dishwasher, fridge and two ovens. A bright conservatory provides an additional versatile living space.

Upstairs, there are three double bedrooms, all benefiting from built-in wardrobes. The main bedroom also benefits from generous fitted storage, while the beautifully presented family bathroom features a walk-in shower and the bath.

Externally, the property occupies a corner position with a low-maintenance wrap-around rear garden and access to the garage. To the front is a block-paved driveway, while the rear provides a spacious single garage with electric door, power and lighting, together with an additional parking space in front.

The generous corner plot also offers potential for a side extension, subject to the necessary planning permissions, making this a versatile family home with scope for the future.

£320,000

- THREE BEDROOM SEMI-DETACHED HOME
- GENEROUS CORNER PLOT
- POTENTIAL SIDE EXTENSION STPP
- FLEXIBLE FOURTH BEDROOM OPTION
- OPEN PLAN LOUNGE DINER
- KITCHEN WITH INTEGRATED DISHWASHER, FRIDGE & TWO OVENS
- THREE DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- FAMILY BATHROOM WITH WALK-IN SHOWER
- GARAGE WITH ELECTRIC DOOR, POWER & LIGHTING
- LOW MAINTENANCE WRAP-AROUND GARDEN & DRIVEWAY



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.



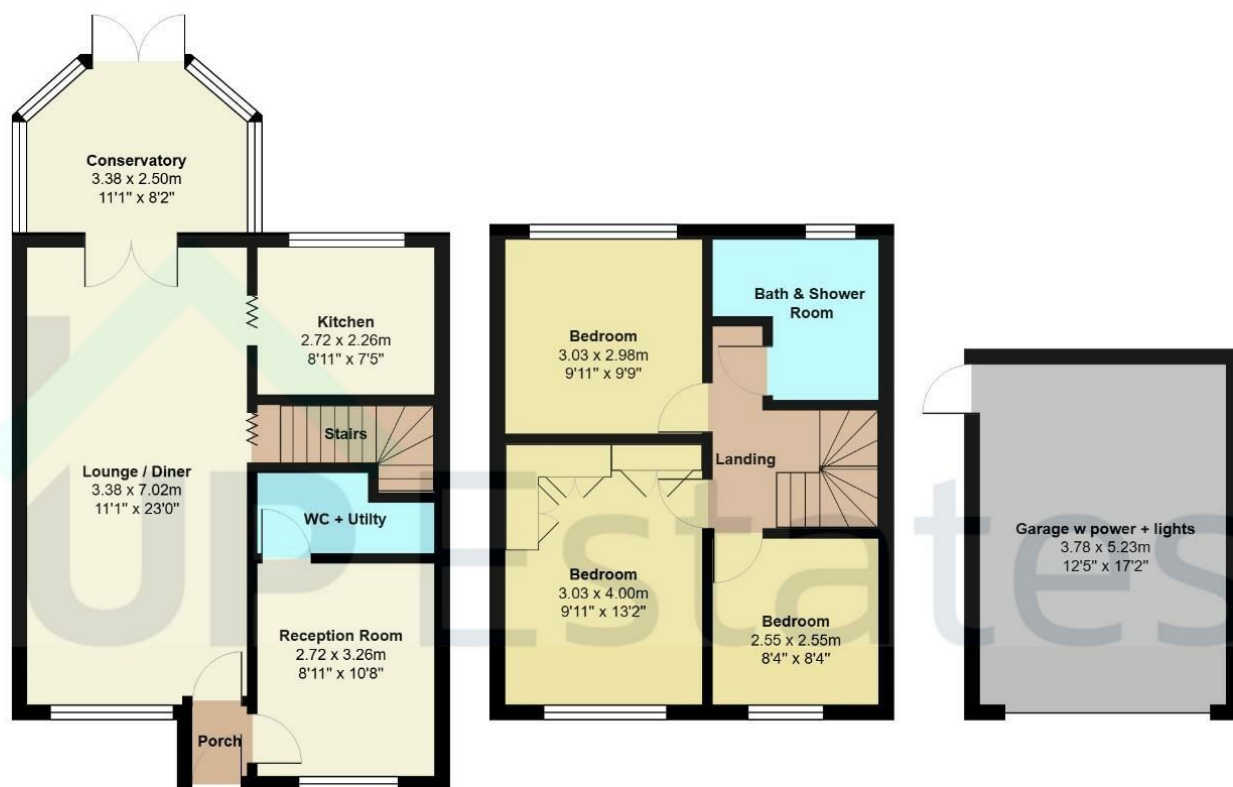
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Stonefield Close, Coventry





Total Area: 97.5 m² ... 1050 ft² (excluding garage w power + lights)

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

 **UP** Estates