



5 Bedroom House - Semi-Detached
located on Valencia Road, Coventry
£325,000

UP Estates



SPACIOUS FIVE BEDROOM SEMI-DETACHED FAMILY HOME, THREE STOREY'S, FOUR BATHROOMS, SOUGHT AFTER BINLEY LOCATION

Situated in the highly desirable area of Binley, Coventry, this exceptionally spacious five-bedroom semi-detached home is arranged over three floors and offers flexible, modern accommodation ideally suited to growing families, multi-generational living, or those working from home.

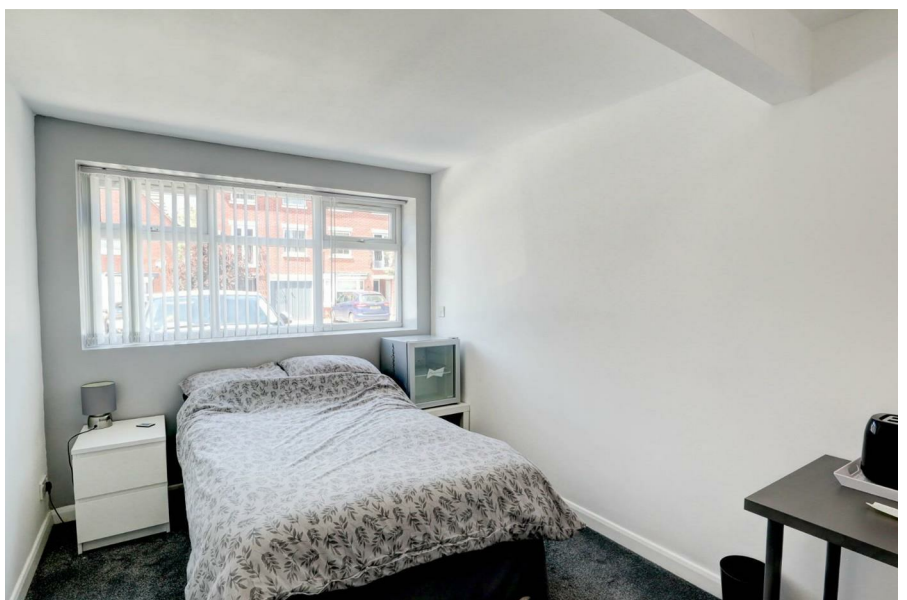
The property is entered via a welcoming entrance hallway which leads through to the open-plan kitchen and dining area at the rear of the home. This modern and well-proportioned space provides an excellent setting for everyday family life and entertaining, with pleasant views over the garden and direct access outside. Also on the ground floor is a generous double bedroom complete with its own en-suite shower room, making it ideal for guests, older relatives, or independent living. A convenient downstairs WC and useful understairs storage cupboard complete the ground floor accommodation.

The first floor features a spacious and light-filled living room overlooking the front aspect, enhanced by a stylish Juliet balcony. This floor also benefits from a further double bedroom with a well-sized en-suite bathroom, along with a versatile office/playroom that could also be used as a study, nursery, or hobby room. Occupying the top floor are three additional bedrooms, including the principal bedroom with its own private en-suite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom featuring a stylish freestanding roll-top bath, creating a luxurious space to relax and unwind.

Externally, the property enjoys a private driveway providing off-road parking to the front, while the rear offers a private enclosed garden with space for outdoor dining, entertaining, and family activities.

£325,000

- SPACIOUS FIVE BEDROOM SEMI-DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS
- MODERN OPEN-PLAN KITCHEN/ DINING ROOM WITH GARDEN ACCESS
- GROUND FLOOR DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM
- FIRST FLOOR GENEROUS LIVING ROOM WITH JULIET BALCONY
- SEPARATE OFFICE/ PLAYROOM/ HOBBY SPACE IDEAL FOR HOME WORKING
- STYLISH FAMILY BATHROOM WITH FREESTANDING ROLL-TOP BATH
- PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING
- ENCLOSED, PRIVATE REAR GARDEN IDEAL FOR RELAXING, ENTERTAINING AND FAMILY ACTIVITIES
- SOUGHT AFTER BINLEY LOCATION WITH EXCELLENT TRANSPORT LINKS
- EASY ACCESS TO COVENTRY CITY CENTRE, A46, M6 AND THE UNIVERSITY HOSPITAL





Ideally positioned on the edge of Coventry, the property offers excellent access to the City Centre, A46, M6, and University Hospital, making it a fantastic choice for commuters and NHS employees 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.



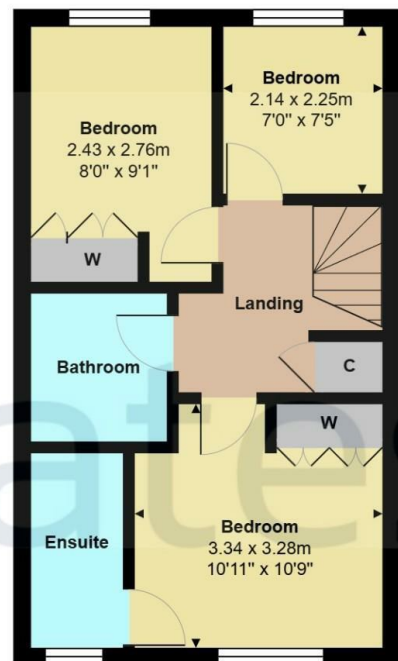
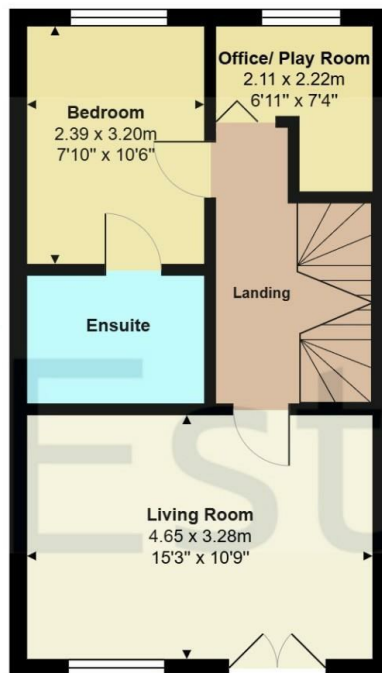
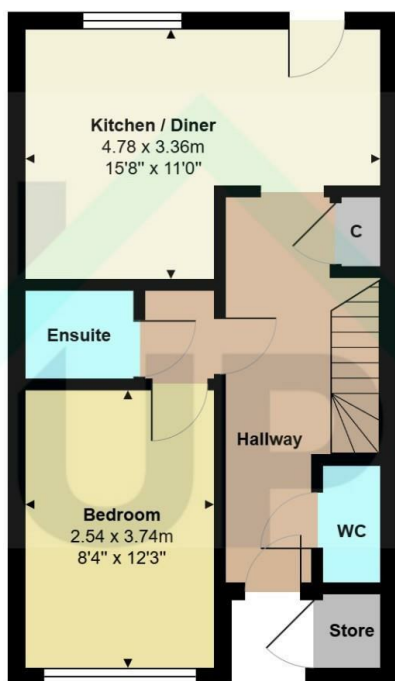
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Valencia Road, Coventry





Total Area: 117.8 m² ... 1268 ft²
All measurements are approximate and for display purposes only

CONTACT

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