

**4 Bedroom House - Semi-Detached**  
**located on Shortwood Place,**  
**Coventry**  
**Offers Over £350,000**

**UP Estates**





4



2



2



B

## Offers Over £350,000

- NO UPWARD CHAIN
- HIGH SPEC, SHOW HOME STANDARD FAMILY HOME
- EXCLUSIVE DEVELOPMENT OFF OF ANSTY ROAD
- OWNED SOLAR PANELS & EV CHARGE POINT
- A RANGE OF INTEGRATED APPLIANCES
- GRANITE WORKTOPS, UNDERFLOOR HEATING & BI-FOLDING DOORS
- FOUR BEDROOMS, TWO BATHROOMS, WC & UTILITY ROOM
- \*\* NEW 45ml High quality AstroTurf \*\*

**\*\*NO UPWARD CHAIN - UPGRADED SPECIFICATIONS - IMMACULATE FOUR BEDROOM, THREE STOREY FAMILY HOME - EXCLUSIVE 12 PROPERTY DEVELOPMENT - NEW HOME WARRANTY REMAINING - TWO BATHROOMS, WC & UTILITY - FANTASTIC LOCATION - IMPRESSIVE LIVING KITCHEN DINER WITH GRANITE WORKTOPS/UNDERFLOOR HEATING - OWNED SOLAR PANELS & EV CHARGE POINT \*\*** Welcome to your dream home— An immaculate, upgraded spec four-bedroom family residence, perfectly positioned within a peaceful cul-de-sac in an exclusive development of just 12 bespoke properties tucked away off of Ansty Road. This exceptional three-storey home offers the perfect blend of luxury, comfort, and energy-efficient living, with the added reassurance of a new home warranty still in place.

### Key Features:

- Four bedrooms spread across the top two levels, (three with integrated wardrobes) offering flexible space for growing families, home offices, or guest accommodation. Bedroom one expands over the entirety of the second floor, with dual aspect windows and ample storage with boarded eaves and further loft space above.
- Two modern bathrooms, including a sleek family bath/shower room and an en-suite to bedroom one, plus a convenient ground floor WC from the utility room.
- Stunning open-plan living kitchen diner— A true showpiece of the home, with underfloor heating, bi-folding doors to the landscaped garden, spotlights and granite worktops throughout the kitchen. This space is designed for hosting and everyday family life, complete with integrated appliances & high-end finishes such as the upgraded taps/sink.
- **\*\* NEW 45ml High quality AstroTurf \*\*** The new owner will benefit from newly laid high quality AstroTurf to finish the good sized private garden - Fantastic entertaining space, and with gated side access!
- Owned solar panels to reduce energy bills and environmental impact.
- EV charging point installed and ready for electric vehicles.
- Remaining New Build Warranty offering peace of mind for years to come.





## LOCATION

Set within a secure and tranquil private development, this property offers a rare opportunity to enjoy quiet community living while remaining within easy reach of key amenities including the University Hospital, well regarded schools, transport links, and green open spaces. Whether you're commuting, working from home, or enjoying family time, this location ticks every box!

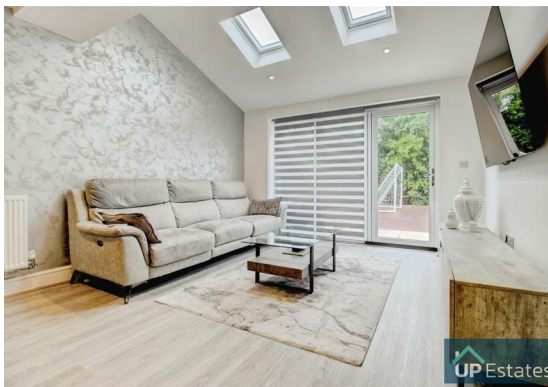
## IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Shortwood Place, Coventry





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](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

**UP** Estates