

4 Bedroom House - Townhouse
located on Lifeguard Mews,
Coventry
£325,000

UP Estates



**** FLEXIBLE FAMILY LIVING OVER THREE FLOORS - FOUR GOOD SIZED BEDROOMS - TWO PARKING SPACES TO FRONT - TUCKED AWAY IN CUL DE SAC - IMMACULATELY PRESENTED - SOLAR PANELS & EV CHARGE POINT - MEDIA WALL - AMPLE INTEGRATED STORAGE - SOUTH WEST FACING GARDEN **** An excellent opportunity to acquire this beautifully presented and significantly improved four-bedroom mid-terrace family home, ideally situated in the highly sought-after area of Stoke Village, Coventry. Perfectly positioned close to a wide range of local amenities, reputable schools, transport links and just a short drive from Coventry City Centre, this spacious property offers flexible and modern living accommodation arranged over three floors. This home benefits from a plethora of features including, owned solar panels, EV charge point, media wall and ample storage!

The ground floor briefly comprises a welcoming entrance hall, convenient downstairs W/C, a stylish kitchen/breakfast room and a spacious family room, ideal for both relaxing and entertaining. In addition, the property benefits from a versatile lean-to/summer room providing further living space with views over the rear garden.

To the first floor are two well-proportioned bedrooms, including integrated wardrobes, along with a modern family bathroom. The second floor hosts a further generous bedroom and an impressive principal bedroom featuring integrated wardrobes and a contemporary en-suite shower room.

Externally, the property boasts a driveway to the front providing two allocated off-road parking spaces, while to the rear there is a private south west facing enclosed garden, perfect for families and outdoor entertaining.

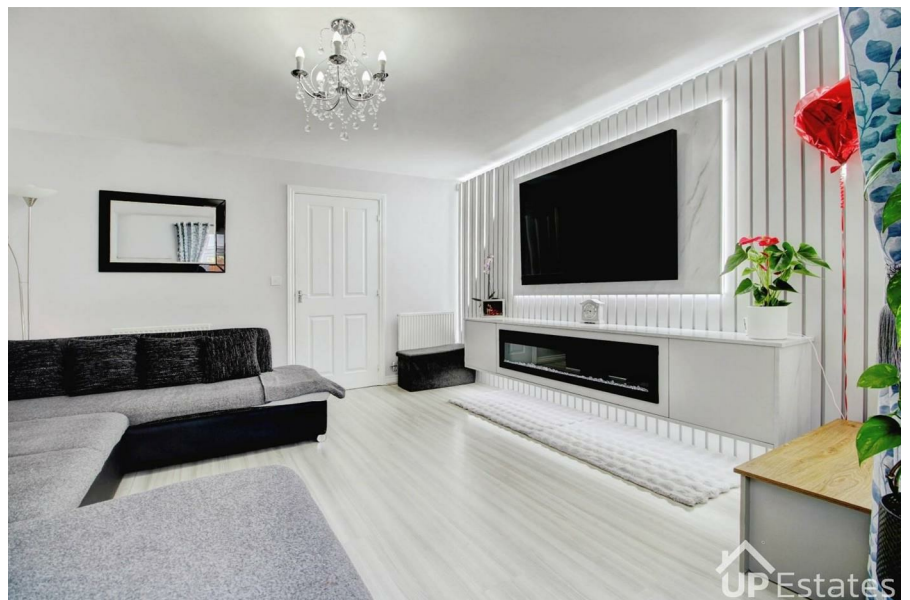
Further benefits include gas central heating and double glazing throughout.

Early viewing is highly recommended to fully appreciate the size, presentation and location of this fantastic home.

Call now to arrange your viewing.

£325,000

- FOUR GOOD SIZED BEDROOMS
- LEAN TO/SUMMER ROOM
- MUCH IMPROVED THROUGHOUT
- TWO CAR PARKING SPACES TO FRONT
- POPULAR STOKE VILLAGE
- WC, ENSUITE & BATHROOM





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

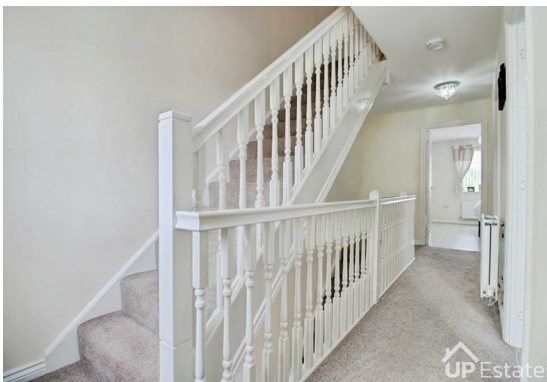


as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



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.





Lifeguard Mews, Coventry





Total Area: 121.5 m² ... 1308 ft²
 All measurements are approximate and for display purposes only

CONTACT

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