



3 Bedroom House - Link Detached
located on Witnell Road, Coventry
£280,000

 **UP Estates**



**** NO FORWARD CHAIN - THREE STOREY EXTENDED FAMILY HOME - THREE WELL PROPORTIONED BEDROOMS - WC AND TWO BATHROOMS - LIVING ROOM AND EXTENDED SUN ROOM - CORNER PLOT INCLUDING PRIVATE GARDEN - GARAGE & DRIVEWAY **** Offered to the market with no forward chain, this spacious and extended three-storey family home is ideally positioned on a desirable corner plot, benefiting from a private rear garden, garage, and off-street parking.

The accommodation briefly comprises an entrance hallway leading to a well-appointed kitchen featuring ample cupboard space, integrated oven, gas hob with extractor hood, and sink unit. The ground floor also offers a convenient WC, a bright and spacious living room, and an extended sun room overlooking the private paved rear garden — creating an excellent space for relaxing or entertaining.

The integral garage, complete with power and lighting, is accessible from the hallway as well as the front and rear of the property, offering excellent storage or potential for conversion (subject to the necessary planning permissions).

To the first floor is a generously sized double bedroom with two fitted wardrobes and a Juliet balcony overlooking the rear garden. This floor also benefits from a larger-than-average family bathroom with both bath and separate shower facilities.

The second floor comprises two further well-proportioned bedrooms and an additional shower room with WC, making the layout ideal for growing families or guests.

Externally, the property enjoys off-street parking to the front of the garage, along with front and rear gardens, all situated on a spacious corner plot.

This is a fantastic family home offering versatile accommodation across three floors, and early viewing is highly recommended.



£280,000

- EXTENDED LINK-DETACHED FAMILY HOME
- NO FORWARD CHAIN
- NON-OVERLOOKED GARDEN
- GARAGE WITH POWER/LIGHT & DRIVEWAY
- THREE STOREY FAMILY LIVING
- CORNER PLOT
- THREE WELL PROPORTIONED BEDROOMS
- WC, AND TWO BATHROOMS



LOCATION

This home is located on a modern residential development in Daimler Green, Coventry. The property has fantastic local amenities with local shops, park and school all within walking distance. The property is a short drive from Coventry city centre and also has fantastic links to the M6 motorway. This is a popular area with families in Coventry.

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.





Witnell Road, Coventry





Total Area: 119.5 m² ... 1287 ft² (excluding juliet balcony)

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

