



UP Estates



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**4 Bedroom House - Detached**  
**located on Skipworth Road,**  
**Coventry**  
**£685,000**

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**\*\* Heavily Extended, Immaculate Detached Family Residence - Self Contained Annexe - Stunning Landscaped Garden With Sauna Cabin & Hot Tub - Three/Four Reception Rooms - Two WC's, Utility, Ensuite & Bathroom - Sought After Morrison's Development - Multi-Car Driveway & Double Garage - High Spec Throughout \*\*** This is a rare opportunity to purchase a spacious, much improved detached family home offering flexible living, on a substantial plot. Viewing is essential to appreciate the space, versatility and spec this property has to offer, very briefly comprising of; multi-car driveway, double garage with power/light/water and electric roller shutter doors, entrance hall, WC, sizable family living room, extended year-round sun room with tiled roof and heating, followed by the dining room and kitchen with integrated full height fridge and freezer, dishwasher, four oven range cooker, five ring induction hob, waste disposal unit and marble worktops. There is a door leading to the versatile annexe space featuring a utility area, separate boiler, water and heating system, plumbing for washing machine, dishwasher and ventilation for a tumble dryer. The annexe has a separate front door and alarm system, it is currently utilised as another living space/home office. The rear garden is a true luxury! Boasting porcelain tiles, followed by artificial grass, composite decking and fencing along the boundary. There are two gazebo's, a luxury five person hot tub (with lighting options, fountain jets, and app controlled Bluetooth music system), plus the four person sauna cabin which has a double glazed windows, changing area and sauna room! To the first floor of this exceptional home, the galleried landing flows to the principal bedroom (previously two bedrooms) opened up to ensure space and comfort for the home owners. The ensuite shower room is spacious and has underfloor heating. There are two further double bedrooms and the large family bath/shower room, also boasting underfloor heating

£685,000

- OVER 2000 SQ FT OF LIVING ACCOMODATION
- LUXURY DETACHED FAMILY HOME
- SELF CONTAINED ANNEXE
- DOUBLE GARAGE & MULTI-CAR DRIVEWAY
- SAUNA CABIN WITH OUTSIDE SEATING AREA
- THREE/FOUR RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- INCREDIBLE GARDEN WITH HOT TUB





## LOCATION

Located on a sought-after estate in the Binley area of Coventry, the property is situated close to the University Hospital, local amenities and transport links, with easy access to countryside including the beautiful Coombe Abbey Park. The sellers have enjoyed being within walking distance of both a green park and convenient local supermarkets. The homes is also ideally placed for commuting to Coventry, Birmingham and Leicester and further afield via the M6, M69, M45, M1".



Supermarkets and a variety of shops and a local gym are available within walking distance at Binley's Warwickshire Shopping Park. Binley Business Park is also within easy walking distance. Furthermore, this family home is also within the catchment area for a number of schools including Clifford Bridge Academy within walking distance, St Gregory's Catholic Primary and Caludon Castle Secondary School.

## 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.





Skipworth Road, Binley, Coventry



