

**4 Bedroom House - Semi-Detached**  
**located on Shirley Road, Coventry**  
**£425,000**

**UP Estates**



WOW!! HEAVILY EXTENDED & IMMACULATELY PRESENTED FOUR BEDROOM SEMI-DETACHED FAMILY HOME – STUNNING OPEN PLAN LIVING – BEAUTIFULLY LANDSCAPED GARDEN – SOUGHT AFTER LOCATION CLOSE TO UHCW

Prepare to be impressed by this exceptional four-bedroom semi-detached family home, offering an outstanding blend of stylish contemporary living, generous proportions, and immaculate presentation throughout. Having been heavily extended and thoughtfully improved by the current owners, this superb property delivers the perfect balance of practicality and luxury, making it an ideal choice for growing families seeking a home ready to move straight into!

£425,000

- STUNNING, HEAVILY EXTENDED AND IMMACULATELY PRESENTED FAMILY HOME
- OPEN PLAN LIVING KITCHEN DINER & SITTING ROOM
- WC, ENSUITE & FAMILY BATHROOM
- FOUR WELL PROPORTIONED BEDROOMS
- LARGE LANDSCAPED GARDEN WITH MULTIPLE SEATING AREAS & OUTBUILDING STORE
- SOUGHT AFTER LOCATION CLOSE TO UHCW
- MULTI-CAR DRIVEWAY AND GATED SIDE ACCESS
- EPC RATED C & COUNCIL TAX BAND C





Occupying a highly desirable position close to UHCW, the property boasts fantastic kerb appeal with a multi-car driveway providing ample off-road parking.

Upon entering, you are welcomed into a bright and inviting entrance hall which sets the tone for the quality found throughout. To the front of the property is a beautifully presented separate sitting room, offering the perfect cosy retreat for relaxing evenings.

The real heart of this stunning home lies to the rear, where the property opens into a truly spectacular open plan living kitchen diner. This exceptional space has been designed with modern family life and entertaining in mind, featuring a striking sky lantern that floods the room with natural light, alongside impressive bifold doors that seamlessly connect the indoors with the beautifully landscaped rear garden. The kitchen and living space offer a superb social hub with ample room for dining, relaxing, and hosting family and friends, plus including a range of integrated high end appliances. A convenient ground floor WC completes the downstairs accommodation.

Outside, the rear garden has been thoughtfully landscaped to create a wonderful private outdoor haven. It features a stylish pergola-covered seating area, additional entertaining and relaxation spaces, and a fenced play area/gym space, offering versatility for families and fitness enthusiasts alike. There is also a highly practical store room with power and lighting, ideal for storage, hobbies, or workshop use.

The first floor offers three generously sized bedrooms, all beautifully presented, with bedroom two benefitting from built-in wardrobes for excellent storage. These rooms are served by a contemporary and well-appointed family bathroom.

Occupying the second floor is the impressive loft conversion, creating a superb principal bedroom suite. This wonderful space offers excellent proportions, ample storage, attractive views spanning the rear garden, and the added luxury of a private ensuite shower room, providing the perfect sanctuary away from the rest of the home.

Situated in a highly sought-after residential location with excellent local amenities, well-regarded schools, transport links, and close proximity to UHCW, this outstanding home offers everything a modern family could wish for.

Early viewing is highly recommended to fully appreciate the space, style, and quality this truly exceptional home has to offer.



## LOCATION

Shirley Road is just a few minutes drive or less than 15 minute walk from Coventry's University Hospital. There are numerous local supermarkets and shopping facilities. Further local amenities include the Showcase Cinema and Megabowl and major Supermarkets. Local good schools include Caludon Castle, Walsgrave Primary, Frank Whittle Primary School, St Peter & Paul Catholic Primary School. For commuters, the M69 & M6 are within easy reach.

## 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.

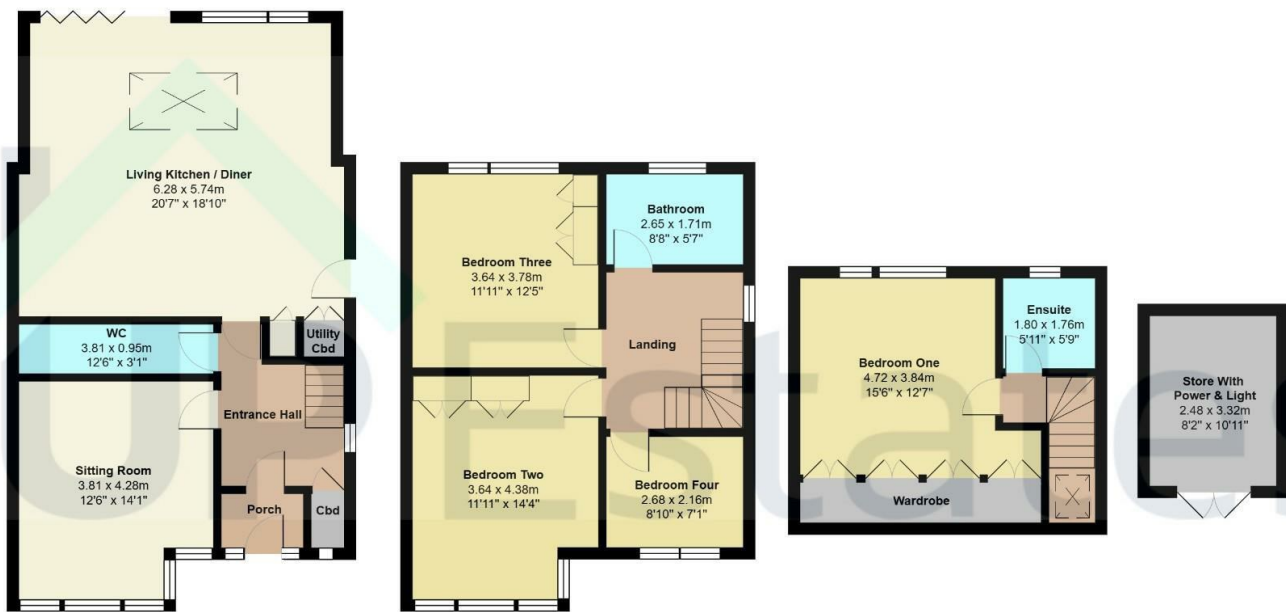
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Shirley Road, Coventry





Total Area: 144.7 m<sup>2</sup> ... 1558 ft<sup>2</sup> (excluding store with power & light)

All measurements are approximate and for display purposes only

## CONTACT

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