

4 Bedroom House - End Terrace
located on Abbotsbury Close,
Coventry
£350,000

**UP Estates**

FOUR BEDROOM FAMILY HOME | SOUTH FACING GARDEN |
OPEN OUTLOOK OVER GREEN SPACE | DRIVEWAY & GARAGE |
BEAUTIFULLY PRESENTED THROUGHOUT

Situated in the popular Clifford Park area, this beautifully presented four bedroom family home enjoys an attractive position overlooking a green and offers spacious accommodation ideal for modern family living. The property is conveniently located close to Pearl Hyde Academy, Caludon Castle Academy, University Hospital Coventry and a range of local amenities, while also benefitting from excellent transport links with easy access to the M6, M69 and A46.

The ground floor comprises a welcoming entrance hallway with a guest WC, a bright and spacious living room and a generous open plan kitchen diner, creating the perfect space for both everyday living and entertaining. The kitchen offers ample cupboard and worktop space and overlooks the rear garden.

Upstairs, the property offers four well proportioned bedrooms along with a family bathroom, making it an excellent choice for growing families.

Externally, the rear garden is a true standout feature, benefitting from a desirable south facing aspect and offering a spacious and private outdoor space ideal for relaxing and entertaining with access to the detached single garage and a driveway providing parking for two vehicles to the rear. To the front, the property enjoys an open outlook over green space and a well maintained front garden.

Further benefits include an EV charging point and a boiler installed in 2025.

This is a fantastic opportunity to acquire a spacious and upgraded family home in a highly convenient location.



£350,000

- FOUR BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN OUTLOOK OVER GREEN SPACE
- SPACIOUS OPEN PLAN KITCHEN DINER
- GROUND FLOOR WC
- FOUR WELL PROPORTIONED BEDROOMS
- SOUTH FACING REAR GARDEN
- DRIVEWAY FOR TWO VEHICLES
- EV CHARGING POINT
- NEW BOILER (2025)



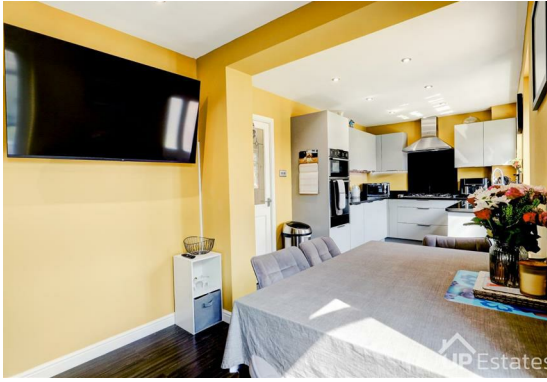


IMPORTANT NOTE TO PURCHASERS

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.



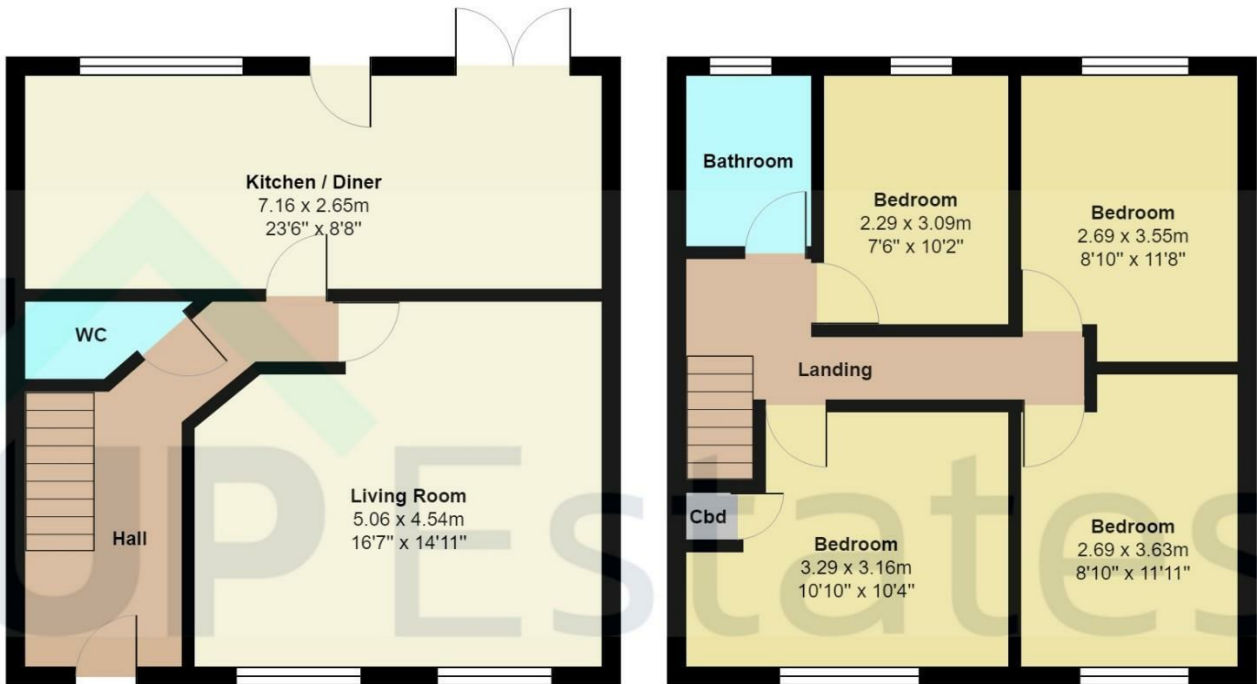
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Abbotsbury Close, Coventry





Total Area: 102.9 m² ... 1107 ft²

All measurements are approximate and for display purposes only

CONTACT

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