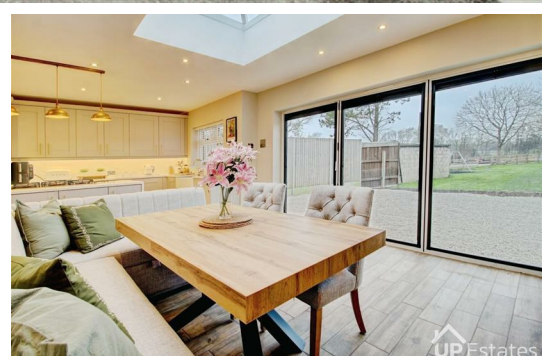




3 Bedroom House - Semi-Detached
located on Hawkes Mill Lane,
Coventry
£550,000

UP Estates



**** EXTENSIVELY RENOVATED, HIGH SPEC, SHOW HOME**
STANDARD THREE BEDROOM SEMI-DETACHED BUNGALOW -
IMPRESSIVE BATH & SHOWER ROOM, PLUS WC - STUNNING
LIVING/KITCHEN/DINER - SUBSTANTIAL GARDEN WITH
OUTBUILDING - SEMI-RURAL LIVING - MULTI-CAR DRIVEWAY -
CHRIST THE KING CATCHMENT ** This is a rare opportunity to purchase a turn-key, immaculately presented and newly renovated three double bedroom semi-detached bungalow on the highly sought after Hawkes Mill Lane, Allesley. This property has so much to offer, viewing is essential to appreciate this substantially improved and extended home, very briefly comprising of; multi-car driveway completed early 2026, with security electric bollard, front lawn, and walled boundary with lighting surround, entrance hall, family living room with gas fuelled burner. To the rear is the heart of the home, with the show stopping living kitchen diner, this fantastic space has bi-folding doors overlooking the substantial garden, sky lantern flooding the room with natural light, gas fuelled burner, door to the WC and Wren kitchen (circa 3 months old) including: Quartz worktops, breakfast island, AEG double oven and hob, Bosh dishwasher and AEG down draft extractor fan, with further ample space for furnishings and appliances. The sizable family bath and shower room boasts a large electric Velux window, floating bath, spacious walk in shower and suite. Following this, there are three well proportioned double bedrooms, all with integrated storage or wardrobes. The rear aspect features an impressively spacious garden, play area/climbing frame, and outbuilding for ample storage (power accessible). Some of this homes further features include: a full re-wire, boiler, roof, rendering and extensive renovation since purchase in 2023, underfloor heating throughout, Hik vision security cameras 8mp / in-door security screen, Rock front door, Laminate glass windows and insulated loft with ladder. Call immediately!

£550,000

- EXTENSIVELY RENOVATED, EXTENDED SEMI-DETACHED HOME
- THREE DOUBLE BEDROOMS
- BEAUTIFUL LIVING/KITCHEN/DINER
- SPACIOUS PLOT AND REAR OUTBUILDING
- MULIT-CAR DRIVEWAY
- WC, PLUS FAMILY BATH AND SHOWER ROOM
- SEMI-RURAL LIVING YET SURROUNDED BY AMENITIES
- VIEWING IS ESSENTIAL!





LOCATION

Allesley is regarded as one of the most sought after suburbs of the city in which to reside, on the very western edge, close to wonderful countryside creating a delightful semi-rural atmosphere. Perfect for young families, the area is especially well served by a range of highly regarded schools for all ages including Christ The King, Holy Family Primary, Allesley Primary and Coundon Court. Various daily shops and transport services are available and first class road links include the A45 allowing easy access to local areas including Meriden, Solihull and of course Birmingham.

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.

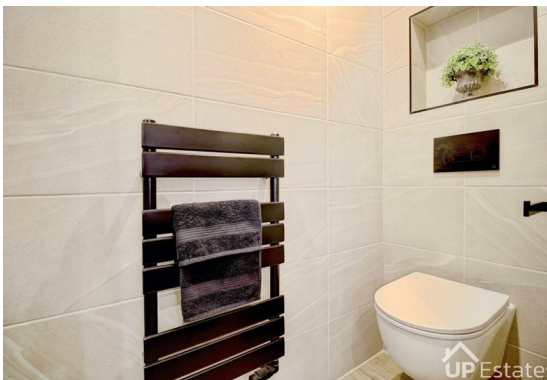


While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their 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.

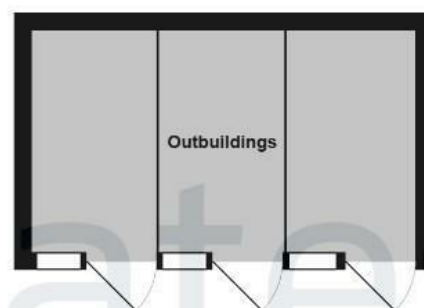


Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Hawkes Mill Lane, Allesley, Coventry





Total Area: 115.7 m² ... 1245 ft² (excluding outbuildings)

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

 **UP** Estates