



**5 Bedroom House - Detached**  
**located on Valencia Road, Coventry**  
**£550,000**

**UP Estates**



## PREMIUM FOUR-BEDROOM DETACHED HOME WITH A ONE BEDROOM ANNEX | GENEROUS GARDEN & AMPLE PARKING | SECLUDED LOCATION

Situated on Valencia Road in the well-regarded Coombe Fields Estate, this substantial and beautifully presented four-bedroom detached home offers high-quality, spacious living with the added benefit of a fully compliant one bedroom annex with living area. The location is popular with families and professionals alike, offering convenient access to local amenities, schools, green spaces, and excellent road links via the A46, M6, and Coventry Eastern Bypass, as well as close proximity to University Hospital Coventry & Warwickshire.

The main house opens into a spacious and welcoming hallway, leading through to a large lounge/diner featuring a front bay window and sliding doors opening onto the rear garden. There is also a downstairs WC and an impressive open-plan kitchen, dining, and sitting area — a superb family hub with double doors connecting seamlessly to the garden.

Upstairs, the property boasts four generous double bedrooms, all benefiting from built-in storage. The main bedroom features its own ensuite, while a modern family bathroom serves the remaining bedrooms.

Externally, the home continues to impress with a large, well-maintained rear garden, complete with a covered seating area, shed, and access to the annex. The annex has full building regulations approval and offers flexible accommodation, including a living room on the ground floor and a bedroom with ensuite upstairs — ideal for multi-generational living, guests, or as a home gym or private workspace. To the front, there is a neat garden and ample off-street parking for multiple vehicles.

A rare opportunity to secure a spacious family home with highly versatile additional accommodation in a desirable Coventry location.

# £550,000

- FOUR-BEDROOM DETACHED PROPERTY PLUS ONE BEDROOM ANNEX
- SPACIOUS LOUNGE WITH BAY WINDOW & GARDEN ACCESS
- OPEN-PLAN KITCHEN / DINING / SITTING ROOM
- DOWNSTAIRS WC
- FOUR DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- ONE BEDROOM ANNEX WITH LIVING AREA
- ANNEX IDEAL FOR RELATIVES, HOME GYM OR SEPARATE LIVING
- LARGE REAR GARDEN WITH COVERED SEATING AREA
- DRIVEWAY WITH PARKING FOR AT LEAST FIVE VEHICLES





### **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.





Valencia Road, Coventry





Total Area: 136.6 m<sup>2</sup> ... 1471 ft<sup>2</sup> (excluding annex, bedroom, ensuite)

All measurements are approximate and for display purposes only

## CONTACT

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