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**4 Bedroom House - Detached**  
**located on Hanson Way, Coventry**  
**Offers Over £400,000**

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## SPACIOUS FOUR-BED DETACHED | PRIME LONGFORD LOCATION | THREE RECEPTION ROOMS & SUN ROOM | ENSUITE TO MAIN BEDROOM

Situated on Hanson Way in Longford, Coventry, this beautifully presented four-bedroom detached family home offers both space and modern comfort in a quiet residential setting. Perfectly positioned, the property enjoys excellent local amenities, with Arena Park Shopping Centre, Gallagher Retail Park, Longford Park, and the Coventry Building Society Arena all within easy reach. Commuters benefit from great road links via the M6, M69, A444, and A46, plus access to Coventry Arena railway station.

Internally, the home is impressively spacious and has been updated to a high standard. The ground floor features a welcoming hallway with porcelain tiled flooring, a modern kitchen (installed circa 4 years ago), and a boiler fitted around 3 years ago for peace of mind. There are three versatile reception rooms providing flexibility for family living, working from home, or entertaining, along with a sun room with insulated roof and heating—refurbished just 4 years ago—making it a bright and usable space year-round.

Upstairs, the property offers four well-proportioned bedrooms, with the main bedroom boasting an ensuite shower room, and a further family bathroom serving the other bedrooms. A convenient downstairs WC completes the accommodation.

Externally, the property enjoys a south-facing rear garden with a decked seating area, perfect for relaxing or entertaining, and is non-overlooked to both the front and rear, offering excellent privacy. To the front, there is a driveway with parking for up to three vehicles plus a garage for additional storage or parking.

This home is move-in ready, offering a fantastic combination of space, modern updates, and a superb Longford location—making it an ideal choice for growing families.

## Offers Over £400,000

- SPACIOUS FOUR-BED DETACHED FAMILY HOME
- SOUGHT-AFTER LONGFORD LOCATION
- MODERN KITCHEN (CIRCA 4 YEARS OLD)
- BOILER INSTALLED APPROX. 3 YEARS AGO
- FOUR WELL-PROPORTIONED BEDROOMS
- SOUTH-FACING REAR GARDEN WITH DECKED SEATING AREA
- DRIVEWAY FOR THREE VEHICLES PLUS GARAGE





### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Hanson Way, Longford, Coventry





Total Area: 141.1 m<sup>2</sup> ... 1519 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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