3 Bedroom House - Link Detached

located on Pembury Avenue, Coventry

Offers Over £280,000

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IMMACULATELY PRESENTED LINK-DETACHED FAMILY HOME | STUNNING LANDSCAPED SOUTHERLY GARDEN WITH BAR & HOT TUB INCLUDED | QUIET CUL-DE-SAC LOCATION | GROUND FLOOR BEDROOM/STUDY | UTILITY & WC | NEW WINDOWS (2022) | NEW BOILER (2021) | BESPOKE HAMMONDS WARDROBES

An outstanding opportunity to purchase this beautifully presented, move-in-ready family home, tucked away in a peaceful cul-de-sac on the ever-popular Pembury Avenue. Lovingly maintained and thoughtfully improved by the current owners, this exceptional property offers stylish, versatile accommodation alongside a truly spectacular garden designed for modern family living and entertaining.

Offers Over £280,000

- IMMACULATELY PRESENTED LINK-DETACHED FAMILY HOME
- WC, UTILITY ROOM & FAMILY BATHROOM
- EXCEPTIONAL SOCIAL GARDEN WITH MULTIPLE SEATING AREAS
- CONCRETE PRINT DRIVEWAY
- QUIET CUL DE SAC LOCATION
- NEW WINDOWS 2022
- NEW BOILER 2021
- VIEWING IS ESSENTIAL!

The accommodation begins with a welcoming entrance hall leading into a bright and spacious living room, featuring a contemporary media wall with an inset electric fireplace, creating a stylish focal point. To the rear, the impressive kitchen/diner is fitted with an integrated induction hob, extractor hood, dishwasher and sink, with ample space for both dining and everyday family life.

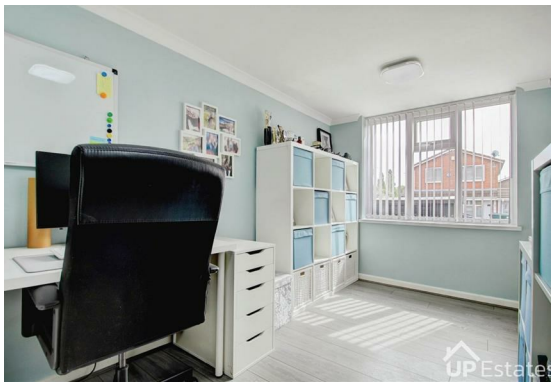
An opening from the kitchen leads to a practical utility area, ground floor WC and cloakroom, which also houses the combination boiler installed in 2021. The former garage has been professionally converted to provide an additional reception room, currently used as a home office, but equally ideal as a ground floor bedroom, playroom or hobby room.

Stepping outside, the rear garden is undoubtedly the show's star. Beautifully landscaped with entertaining in mind, it enjoys excellent privacy and a sunny aspect, featuring decking, a well-maintained lawn, multiple seating areas and conveniently positioned outdoor power points. The impressive outdoor bar, hot tub, BBQ shelter and powered shed are all included in the sale, creating an incredible space for hosting family and friends throughout the year.

Upstairs, the original three-bedroom layout has been cleverly reconfigured, with bedrooms two and three combined to create a spacious double bedroom complete with a walk-in dressing area. Bedroom one is also a generous double, and both bedrooms benefit from recently installed bespoke Hammonds fitted wardrobes, providing high-quality storage solutions. The beautifully appointed family bathroom is finished with contemporary tiling and comprises a panelled bath with shower over, vanity unit incorporating a wash hand basin, WC and heated towel rail.

Further benefits include replacement windows fitted in 2022, a new boiler installed in 2021, a concrete print multi-vehicle driveway providing ample off-road parking, and a quiet cul-de-sac setting ideal for family life.

Properties finished to this standard and offering such exceptional outdoor entertaining space rarely remain available for long. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.



LOCATION

The property enjoys a convenient setting close to Longford Park and the Coventry Canal towpath, ideal for walking, cycling, and outdoor leisure. Local amenities include Arena Park Shopping Centre (with Tesco Extra and a range of national retailers), while schools such as Alderman's Green Primary and Foxford Community School are within easy reach. For commuters, the property provides superb access to the A444, M6 (J3), and the Ricoh Arena train station, linking Coventry, Birmingham, and beyond.

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.

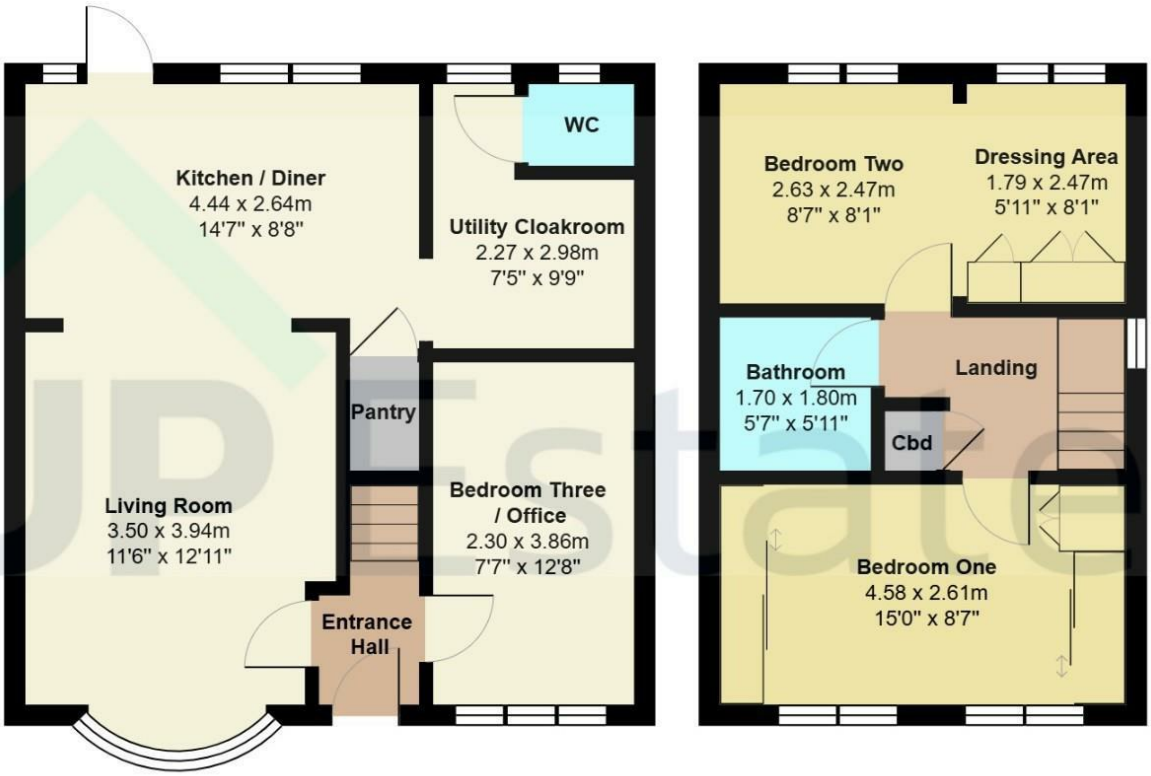
While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their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

Pembury Avenue, Coventry



Total Area: 80.8 m² ... 870 ft²

All measurements are approximate and for display purposes only

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