



4 Bedroom House - Semi-Detached
located on Lumsden Close,
Coventry
£375,000

 **UP Estates**



FOUR DOUBLE BEDROOM SEMI DETACHED | CORNER PLOT | HEAVILY EXTENDED | HUGE WRAP AROUND GARDEN | DRIVEWAY FOR FOUR VEHICLES | SCOPE TO EXTEND FURTHER

Situated just off Woodway Lane, this heavily extended four bedroom semi detached home occupies an impressive corner plot and offers exceptional space both inside and out. The property benefits from excellent transport links with easy access to the M6, M69 and A45, along with a wide range of local amenities and leisure facilities nearby including Showcase Cinema and Tenpin Bowling.

The ground floor features a large and bright living room with sliding doors opening onto the rear garden, creating a fantastic indoor-outdoor flow. There is also a separate dining room and a spacious kitchen, which also benefits from sliding doors to the garden. A convenient downstairs WC completes the ground floor.

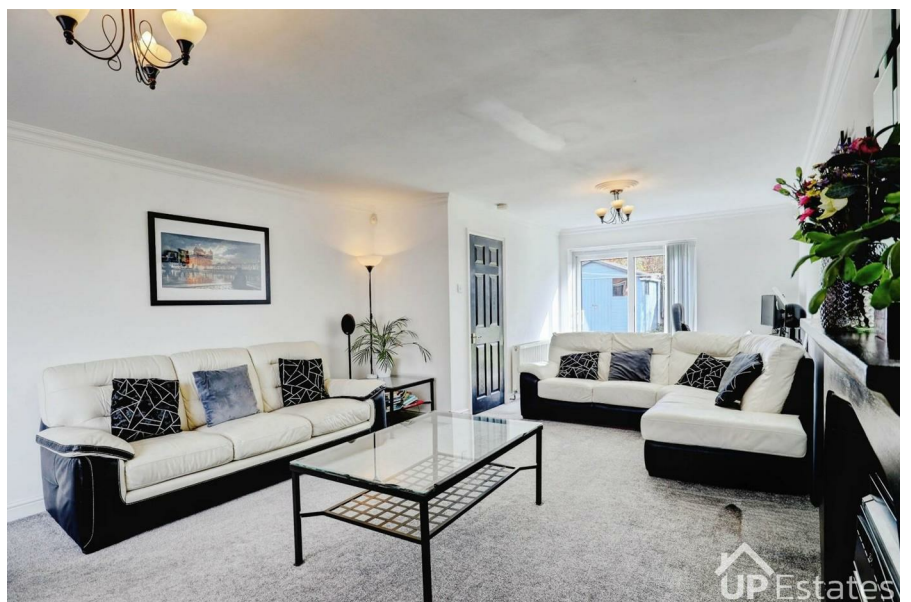
Upstairs, the property offers four genuine double bedrooms, with one benefiting from its own ensuite. Two of the bedrooms also include built in wardrobes, and a modern family bathroom serves the remaining rooms.

Externally, the property truly stands out with its expansive wrap around garden, made possible by the generous corner plot. This provides excellent potential for further extensions or the addition of an annex (subject to planning). To the front, there is a driveway providing off road parking for up to four vehicles.

This is a fantastic opportunity for families looking for a spacious home with huge potential in a well connected location.

£375,000

- FOUR DOUBLE BEDROOM SEMI DETACHED HOME
- SPACIOUS LIVING ROOM WITH GARDEN ACCESS
- GENEROUS CORNER PLOT
- SEPARATE DINING ROOM
- LARGE KITCHEN WITH SLIDING DOORS
- DOWNSTAIRS WC
- MAIN BEDROOM WITH ENSUITE
- EXPANSIVE WRAP AROUND GARDEN
- DRIVEWAY FOR FOUR VEHICLES
- EXCELLENT ACCESS TO M6, M69 & A45





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.



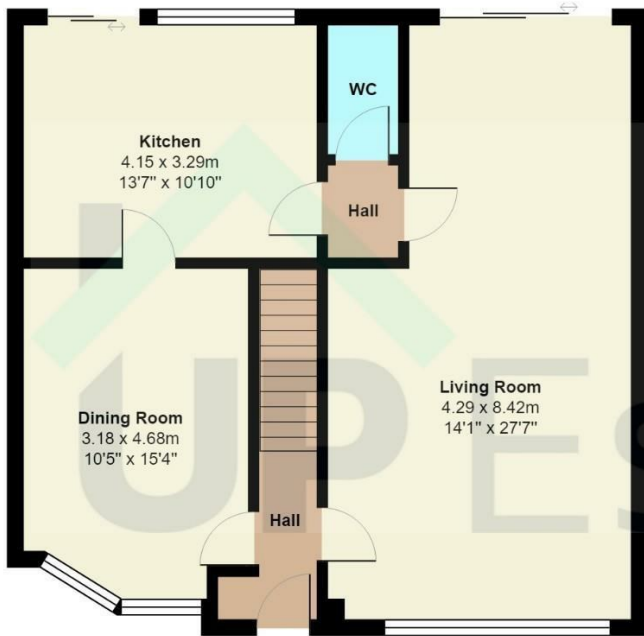
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Lumsden Close, Coventry





Total Area: 132.5 m² ... 1426 ft²

All measurements are approximate and for display purposes only

CONTACT

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