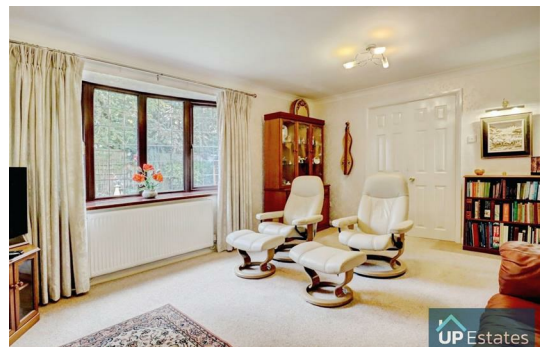




**4 Bedroom House - Detached**  
**located on High Beech, Coventry**  
**Offers Over £450,000**

**UP Estates**





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DETACHED FOUR-BED FAMILY HOME | SOUGHT-AFTER ALLESLEY LOCATION | NO UPWARD CHAIN | CORNER PLOT WITH EXTENSION POTENTIAL

Tucked away on a peaceful corner plot just off Park Hill Drive, this impressive four-bedroom detached family home sits in one of Coventry's most desirable residential areas. Perfectly placed for family living, you'll find Allesley Park only a short stroll away, highly regarded schools close by, and excellent road links via the A45 to Birmingham, the airport, and the motorway network—making this location ideal for both work and leisure. The home itself offers both modern living space and exciting future potential, with scope for extension (subject to planning).

The ground floor was tastefully renovated six years ago and provides a welcoming layout, including a bright living room with double doors to the dining room, a modern fitted kitchen with stable door to the side, and a conservatory overlooking the beautiful rear garden. Additional features include a downstairs WC, a separate utility room, and access to a large garage with electric door, power and lighting.

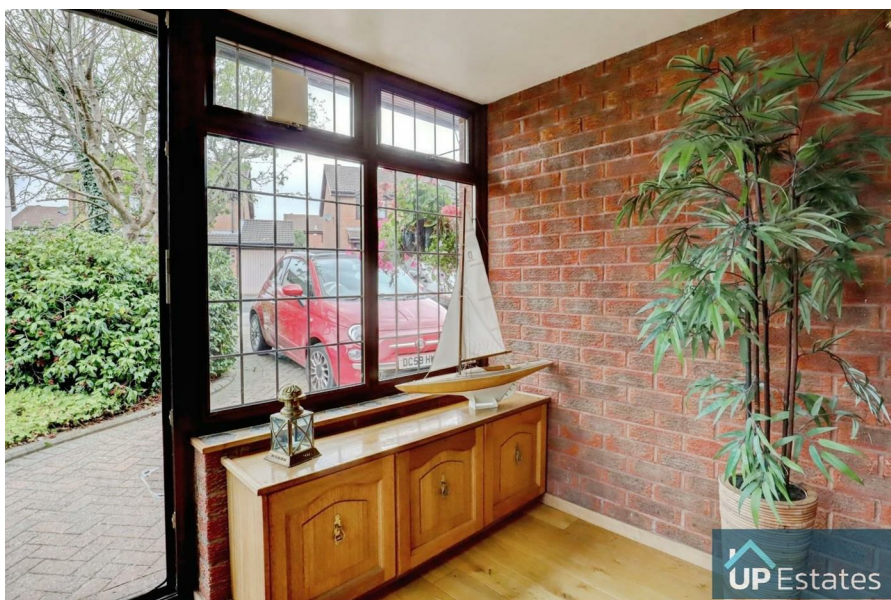
Upstairs, there are three generous double bedrooms and a good-sized single, with the main bedroom enjoying its own en-suite shower room. A family bathroom and an electric loft ladder giving access to a fully boarded loft space add further practicality.

Security and peace of mind are taken care of too, with a comprehensive alarm and CCTV system covering the entire house. Outside, the property continues to impress with a beautifully maintained rear garden, a neat front garden, and a driveway providing parking for multiple vehicles.

With no upward chain and set in the heart of Allesley, this is a rare opportunity to secure a family home that is ready to enjoy immediately, while offering the space and flexibility to grow with your needs.

## Offers Over £450,000

- NO UPWARD CHAIN
- HIGHLY SOUGHT-AFTER ALLESLEY LOCATION – JUST OFF PARK HILL DRIVE
- GARAGE WITH ELECTRIC DOORS, POWER & LIGHTING
- FOUR-BED DETACHED FAMILY HOME ON A CORNER PLOT
- SPACIOUS LIVING ROOM WITH DOUBLE DOORS INTO DINING ROOM
- EN-SUITE TO MAIN BEDROOM + FAMILY BATHROOM
- ELECTRIC LOFT LADDER TO BOARDED LOFT SPACE







### IMPORTANT NOTE TO PURCHASERS

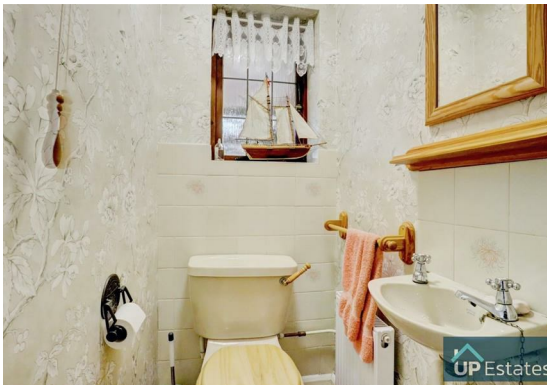
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



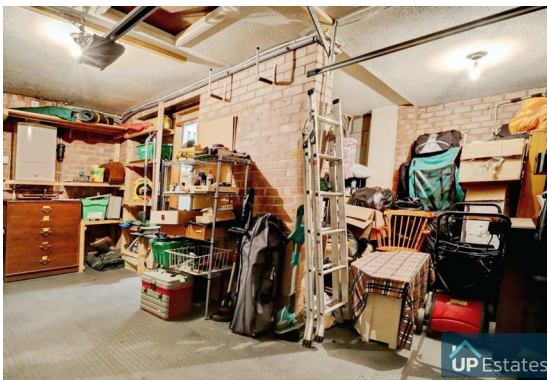


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance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

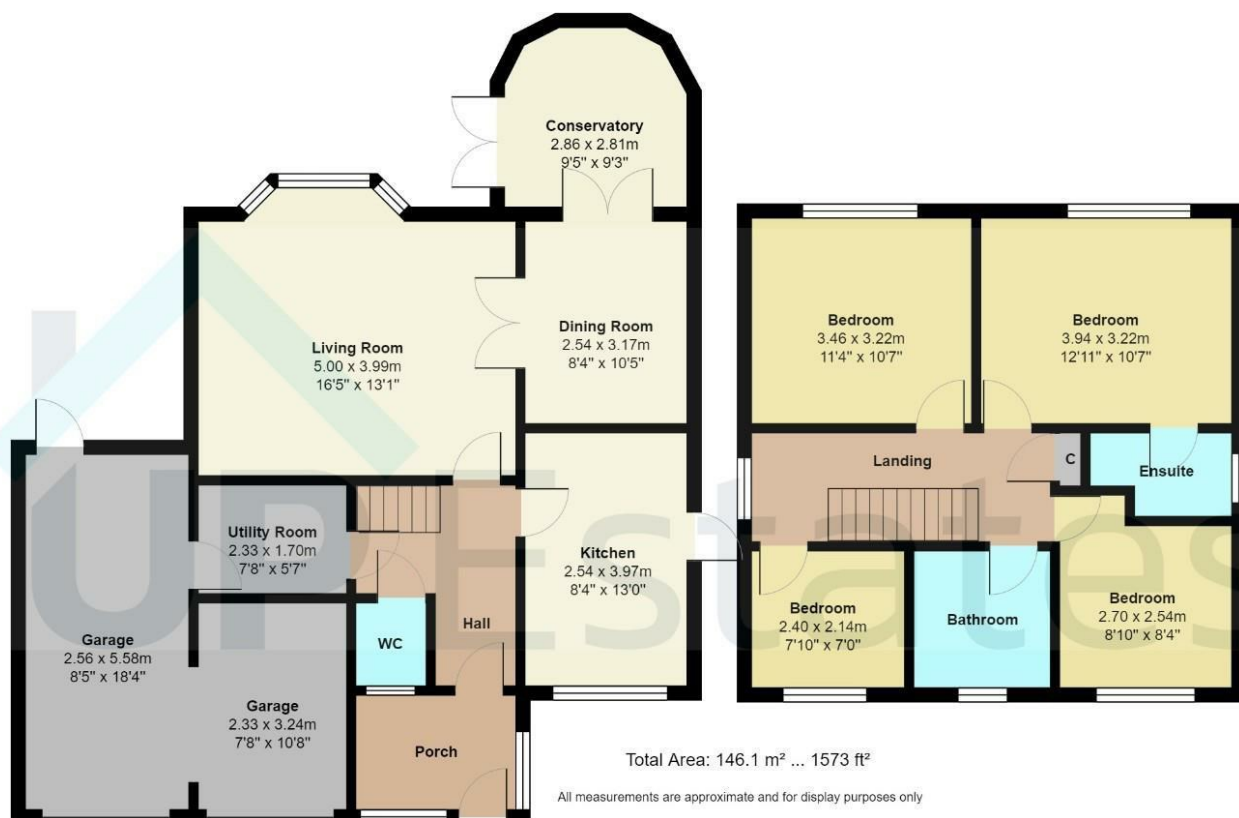






## High Beech, Coventry





## CONTACT

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