



4 Bedroom House - Detached
located on Gainford Rise, Coventry
Offers Over £345,000

 **UP Estates**

**** BEAUTIFULLY PRESENTED & EXTENDED FOUR-BEDROOM DETACHED FAMILY HOME – GARAGE & DRIVEWAY – SOUTH-FACING PRIVATE GARDEN – BACKING ONTO CLIFFORD BRIDGE ACADEMY – NO FORWARD CHAIN ****

Set in a quiet and friendly secluded position off of Gainford Rise, this stunning four-bedroom detached family home has been thoughtfully extended and impeccably maintained, offering spacious, versatile living for modern family life.

The property boasts a front lawn and a driveway leading to a garage with power and lighting, ideal for vehicles or storage. An extended porch welcomes you into a bright entrance hall, complete with a generous ground floor WC. The modern kitchen/diner is perfect for family meals and entertaining, flowing seamlessly into an extended lounge/diner with plenty of natural light and space to relax or host friends.

The highlight of this home is the mature, south-facing rear garden, bathed in sunlight throughout the day and backing directly onto Clifford Bridge Academy, offering privacy, tranquillity, and plenty of room for outdoor activities.

Upstairs, you'll find four generously proportioned bedrooms and a beautifully presented family bathroom, providing comfort and flexibility for family living. Practical features include a new boiler installed in 2021, ensuring modern efficiency and peace of mind.

With no forward chain, this exceptional home is ready to move into and is ideal for families seeking space, style, and a quiet, welcoming community. Call now to secure your viewing!



Offers Over £345,000

- EXTENDED & BEAUTIFULLY PRESENTED FAMILY HOME
- NO FORWARD CHAIN
- FOUR WELL PROPORTIONED BEDROOMS
- GARAGE WITH POWER/LIGHT & DRIVEWAY
- KITCHEN/DINER
- LOUNGE/DINER
- WC & FAMILY BATHROOM
- HIGHLY SOUGHT AFTER LOCATION
- TUCKED AWAY OFF OF GAINFORD RISE
- VIEWING IS ESSENTIAL!



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LOCATION

Tucked away just off Clifford Bridge Road in the ever-popular Binley area, this beautifully positioned four-bedroom detached home offers space, convenience, and endless potential. Perfectly placed for families, it's just a short stroll to the highly regarded Clifford Bridge Academy, close to University Hospital Coventry & Warwickshire, and within easy reach of local shops, parks, and major road links including the M6, M69, and A46.

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.





Gainford Rise, Coventry





Total Area: 104.4 m² ... 1124 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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