







4 Bedroom House - Semi-Detached

located on Shortwood Place, Coventry

£315,000

UP Estates

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£315,000

- FOUR BEDROOM SEMI-DETACHED THREE STOREY HOUSE
- MODERN KITCHEN/DINER WITH FITTED UNITS
- GROUND FLOOR WC AND SEPARATE UTILITY ROOM
- SPACIOUS TOP FLOOR MAIN BEDROOM WITH EN-SUITE
- DRIVEWAY PARKING FOR TWO CARS
- EV CHARGING POINT INSTALLED
- SOLAR PANELS FOR ENERGY EFFICIENCY AND ENVIRONMENTAL BENEFITS
- PEACEFUL RESIDENTIAL SETTING OFF ANSTY ROAD, COVENTRY
- CLOSE TO LOCAL SHOPS, SCHOOLS, AMENITIES AND EXCELLENT ROAD LINKS
- UNDERFLOOR HEATING ON GROUND FLOOR

** Exclusive 12 Home Development - Owned Solar Panels & EV Charge Point - NHBC Remaining - Discover this beautifully presented four-bedroom semi-detached house, thoughtfully arranged over three spacious floors and tucked away just off Ansty Road, Coventry.**

Upon entering via the hallway, you are greeted by a bright and comfortable living room. This flows seamlessly into the modern kitchen/diner, complete with stylish fitted units, ample worktop space and French doors that open out onto the private rear garden and patio—perfect for entertaining or relaxing outdoors. A convenient ground-floor WC and separate Utility Room completes the downstairs accommodation, ideal for busy family life. The kitchen, Utility & WC benefit from electric underfloor heating powered by the solar panels! The first floor features three generously sized bedrooms, two offering excellent built-in storage solutions, along with the family bathroom which provides both bath and shower facilities. The entire top floor is dedicated to the impressive main bedroom. This expansive room benefits from extensive built-in storage and a private En-suite, creating a luxurious and practical retreat. There is also further storage in the boarded remaining loft space.

Externally, the property enjoys a driveway at the front providing parking for two cars, as well as an EV charging point for electric vehicles. Solar panels further enhance the home's energy efficiency, offering both economic and environmental benefits. With its spacious layout, modern features and fantastic location, this home is perfectly suited to families and professionals alike. Set within a peaceful residential location, the home offers both luxury and convenience, with local shops, schools and transport links all close by.







IMPORTANT NOTE TO PURCHASERS

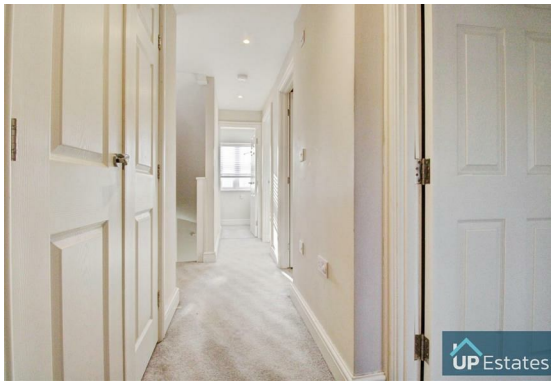
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

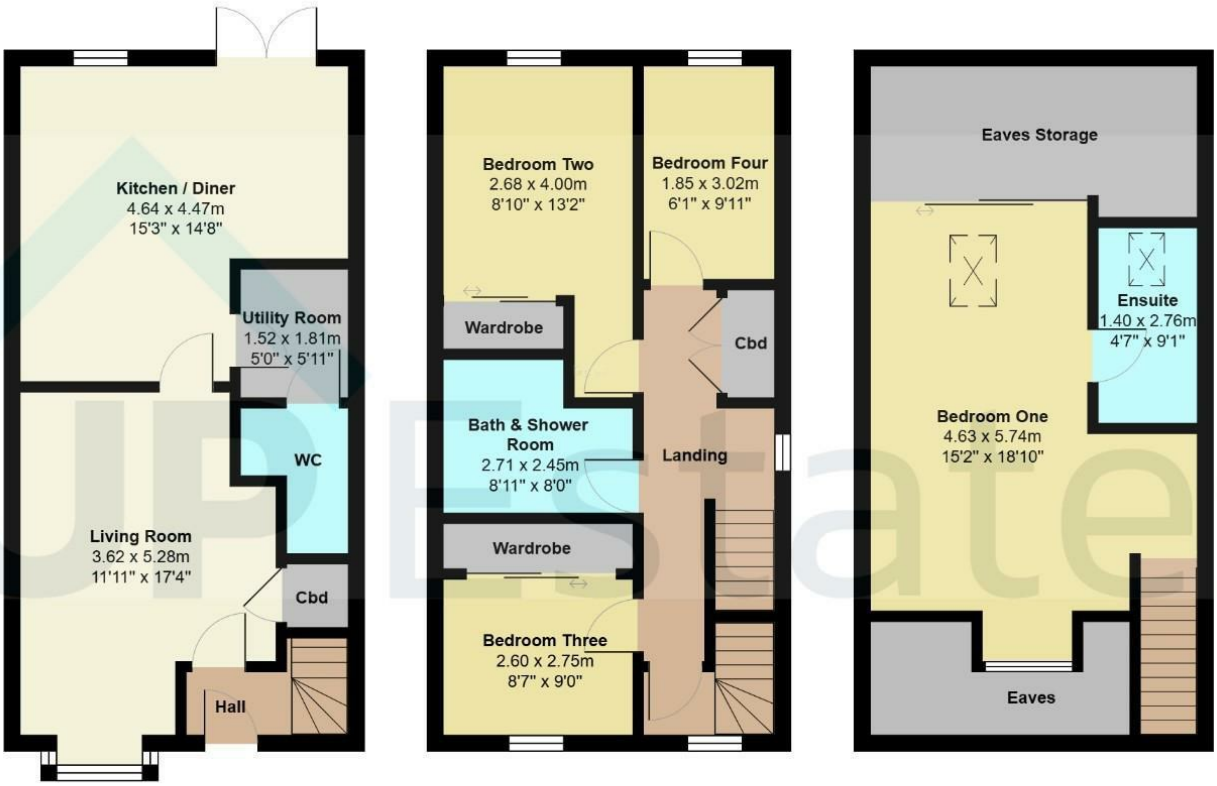
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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



Shortwood Place, Coventry





Total Area: 133.0 m² ... 1432 ft²

All measurements are approximate and for display purposes only

CONTACT

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