







3 Bedroom House - Semi-Detached

located on Henley Road, Coventry

Offers Over £245,000

UP Estates

UP Estates

3

1

3

E

Offers Over £245,000

- NO FORWARD CHAIN
- HEAVILY EXTENDED SEMI-DETACHED FAMILY HOME
- TWO RECEPTION ROOMS & KITCHEN/DINER
- LARGE PLOT - SOUTH WEST FACING GARDEN
- DRIVEWAY AND LARGE BRICK STORE
- WC & FAMILY BATHROOM

** RE-DECORATED AND REFRESHED, DECEPTIVELY SPACIOUS, EXTENDED FAMILY HOME - NO FORWARD CHAIN - LARGE SOUTH WEST FACING GARDEN - THREE BEDROOMS - TWO RECEPTION ROOMS - OPEN PLAN KITCHEN/DINER - DOWNSTAIRS WC - DRIVEWAY & GARAGE STORE **

A fantastic opportunity to acquire this deceptively spacious and substantially extended three-bedroom semi-detached family home, offered for sale with no forward chain and occupying a generous plot with a large, private south west-facing rear garden. Situated on the ever-popular Henley Road, the property enjoys a highly convenient location within easy reach of University Hospital Coventry & Warwickshire, well-regarded schools, local amenities, and excellent transport links including the M6, M69 and A46.

The property offers flexible and well-proportioned accommodation throughout, making it ideal for growing families. The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, and a versatile front reception room which could be utilised as a second sitting room, home office or potential fourth bedroom. To the rear is a spacious lounge/diner with a useful utility cupboard, opening into a generous kitchen/diner, creating an excellent space for both everyday family life and entertaining. Double doors lead directly onto the impressive south west-facing rear garden, which enjoys a good degree of privacy and benefits from a brick-built garage store.

To the first floor are three well-proportioned bedrooms and a modern family bathroom, all accessed from the central landing.

Properties offering this level of space, versatility and outdoor living are rarely available in such a convenient location. Early viewing is highly recommended to fully appreciate everything this superb family home has to offer.





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.





Henley Road, Coventry





Total Area: 104.8 m² ... 1128 ft² (excluding brick store)

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780