







4 Bedroom House - Detached

located on Chelney Walk, Coventry

£480,000

UP Estates

4

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£480,000

- SPACIOUS WRAP AROUND GARDEN
- OPEN PLAN LIVING KITCHEN DINER
- SITTING ROOM & SUN ROOM
- HIGHLY SOUGHT AFTER MORRISONS ESTATE
- DETACHED FAMILY HOME
- WC, UTILITY, ENSUITE & BATHROOM
- FOUR BEDROOMS
- SUMMER HOUSE WITH POWER/LIGHT

** EXTENDED & IMMACULATE FAMILY HOME - THREE RECEPTION ROOMS - WC, UTILITY, ENSUITE & BATHROOM - FOUR BEDROOMS - NEW 4K CARPETS - HARD WIRED CCTV - SPACIOUS GARDEN & SUMMER HOUSE WITH POWER/LIGHT ** An immaculately presented, extended and upgraded four-bedroom detached family home, occupying a desirable corner plot within the highly sought-after 'Morrisons' Estate. This property offers the perfect blend of style, comfort and convenience for modern family living.

At the heart of the home is a stunning open-plan living kitchen diner, thoughtfully extended and finished to a high specification. This space features a comprehensive range of integrated appliances, including a full-size fridge, full-size freezer, double oven, dishwasher, induction hob, extractor and sink, all complemented by quartz worktops. The layout provides ample room for both dining and relaxed living, with an opening into a separate utility room.

Further enhancing the ground floor is the extended sun room, offering delightful views over the generous private wrap-around garden. The outdoor space benefits from gated access and a versatile summer house complete with power and lighting, ideal for use as a home office, gym or entertaining space. A welcoming entrance hall leads to a stylish sitting room with feature fireplace and a convenient ground-floor WC.

To the first floor, the principal bedroom enjoys fitted wardrobes and contemporary en-suite shower room. There are three further bedrooms, including a second double bedroom with built-in wardrobes, alongside a modern family bathroom.

Externally, the property benefits from a private driveway to the front, while the attractive wrap-around garden provides an excellent space for families and outdoor entertaining.

Finished to an exceptional standard throughout, this impressive home further benefits from new 4K carpets, hard-wired five-camera CCTV and alarm system, a new water tank, made-to-measure shutters, four external sockets and water supply.







LOCATION

Within walking distance, you'll find Warwickshire Shopping Park with Marks & Spencers, NEXT, Boots, and many more top retailers, as well as Morrisons, B&Q, and Lidl. Excellent commuter links via the A46 and M6, plus nearby Coombe Abbey Country Park, golf courses, and leisure facilities, make this home as convenient as it is beautiful. Whilst the University Hospital is also less than two miles away. Supermarkets and a variety of shops and a local gym are available within walking distance at Binley's Warwickshire Shopping Park furthermore, this family home is also within the catchment area for a number of schools including Clifford Bridge Academy within walking distance, St Gregory's Catholic Primary and Caludon Castle Secondary School.

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.

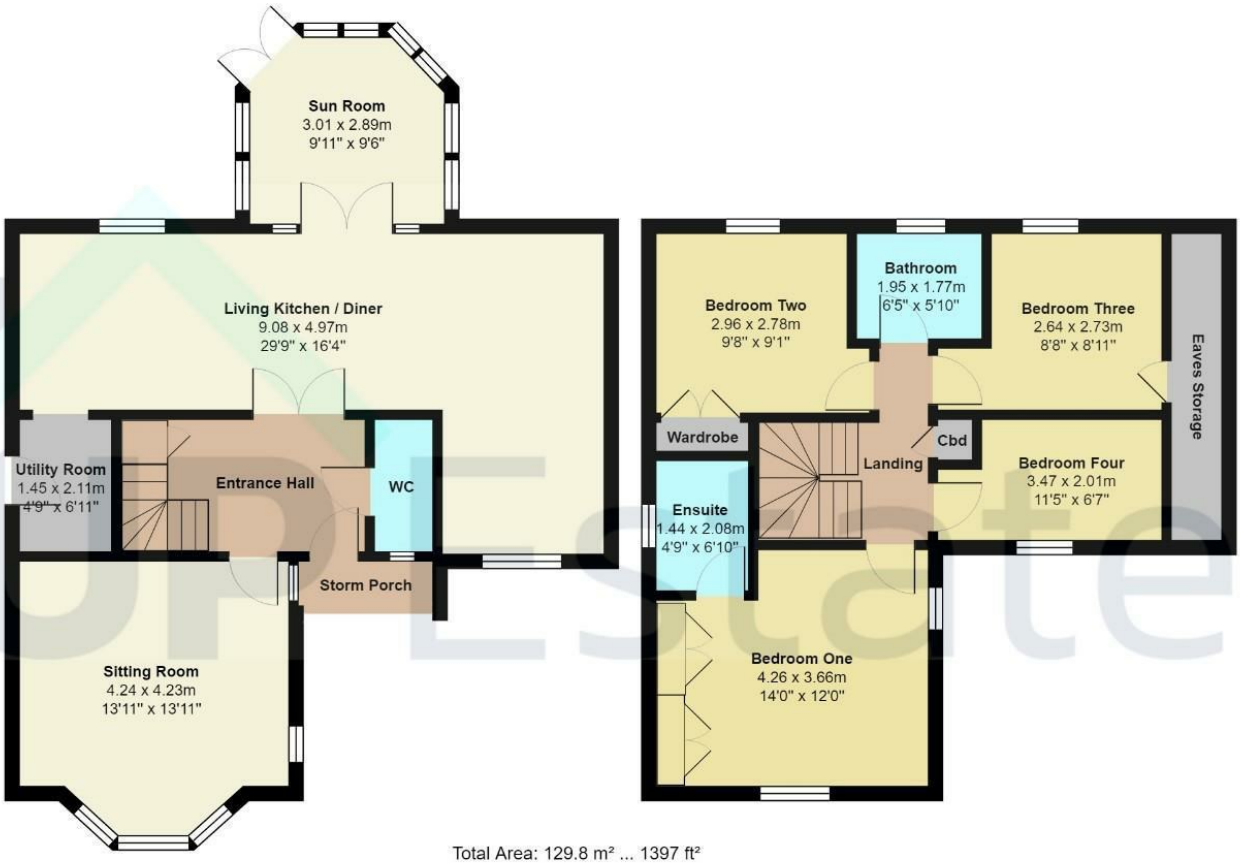
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

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



Chelney Walk, Binley, Coventry





Total Area: 129.8 m² ... 1397 ft²

All measurements are approximate and for display purposes only

CONTACT

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