







4 Bedroom House - Semi-Detached

located on Swinburne Avenue, Coventry

£400,000

UP Estates

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£400,000

- NO CHAIN
- SEMI-DETACHED HOME
- SOUGHT AFTER AREA
- FOUR GOOD-SIZED BEDROOMS
- GARAGE AND DRIVEWAY
- SPACIOUS PROPERTY

** NO FORWARD CHAIN - SPACIOUS FAMILY LIVING EXTENDED ACCOMMODATION - NON-OVERLOOKED GARDEN - SOUGHT AFTER LOCATION - QUIET NO-THROUGH ROAD **

This deceptively spacious and versatile semi-detached family home is ideally positioned within a highly sought-after residential location just off Binley Road. Tucked away along a quiet no-through road, the property enjoys a peaceful setting while remaining conveniently situated for local amenities, schools, transport links and everyday facilities.

Offered for sale with no forward chain, this sizeable home provides generous and flexible accommodation arranged across three floors, making it an excellent opportunity for growing families or buyers seeking additional space to work from home.

The property is approached via a driveway, with access to the garage. A porch opens into a welcoming entrance hall, leading to the spacious ground-floor accommodation. The open-plan lounge diner provides ample room for both comfortable seating and family dining. This flows through to an extended sun room, offering a bright and versatile additional reception area with views over the rear garden.

The ground floor further benefits from a fitted kitchen and a convenient shower room with WC. To the rear is a spacious, private and non-overlooked garden, providing an excellent outdoor space for children, entertaining or relaxing during the warmer months.

To the first floor, the landing gives access to three well-proportioned bedrooms and the family bathroom. There is also additional space suitable for a study area or home-working setup, offering further flexibility for modern family life.

Stairs rise to the converted loft, providing a spacious fourth bedroom which could alternatively suit a guest room, home office or hobby space.

With its generous accommodation, versatile four-bedroom layout, private garden, garage and desirable location, this impressive family home must be viewed to fully appreciate the space and potential on offer!





Porch
With a door leading into the Hall.

Hall
With stairs ascending to the first floor and doors leading to the Lounge/Dining Room and Kitchen.

Lounge/Dining Room
A spacious reception room having central heated radiator and a double glazed window windows with a door opening to the conservatory.

Kitchen
14'3" x 8'8"
Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, integrated hob, oven and extractor with plenty of space for alternative appliances.



Conservatory
Great space having double glazed windows and French doors opening to the rear garden with access to the utility.

Utility/Shower Room
4'4" x 9'6"
Having wall and base mounted units, with stainless steel sink with drainer and mixer tap, space and plumbing for washing machine and shower cubicle, low level W/C, pedestal wash basin.









Landing
With stairs rising from the ground floor, office area, stairs descending from the 2nd floor and doors leading to accommodation.

Bedroom Two
11'9" x 13'5"
Double bedroom having a central heated radiator and double glazed window to the front aspect.

Bedroom Three
11'9" x 12'4"
Double bedroom having a central heated radiator and double glazed window to the rear aspect.

Bedroom Four
12'7" x 10'7"
Double bedroom having a central heated radiator and double glazed window to the front aspect.

Bathroom
Being tiled and having a paneled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

Hall
With stairs rising from the first floor, access to a door leading to Bedroom One.

Bedroom One
14'5" x 14'5"
Double bedroom having a central heated radiator and Velux windows.

Garden
A private rear garden with patio followed by a lawn with shed, shrubbery and fencing along the boundaries.

Garage
Having power and lighting and an up-and-over door.

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 contact 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.



Swinburne Avenue, Coventry





Total Area: 148.9 m² ... 1603 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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