

**4 Bedroom House - Semi-Detached**  
**located on Avondale Road,**  
**Coventry**  
**£399,000**

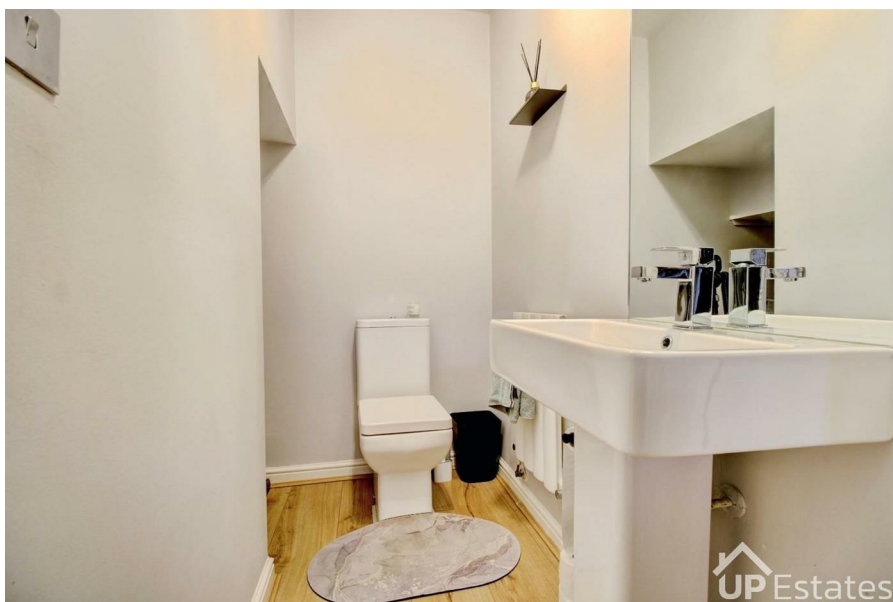
**UP Estates**



**\*\* IMMACULATELY PRESENTED & DECEPTIVELY SPACIOUS EXECUTIVE HOME IN THE SOUGHT AFTER VILLAGE OF BRANDON \*\*** This is an exceptional opportunity to purchase a spacious, much improved, four bedroom family residence situated on Avondale Road in the highly sought after village of Brandon. To a high specification throughout and flowing over three floor of accommodation, viewing is essential to appreciate the quality and versatility this family property has on offer.

**£399,000**

- DECEPTIVELY SPACIOUS FAMILY HOME
- GARAGE & OFF ROAD PARKING
- THREE STOREY VERSATILE LIVING
- FOUR WELL PROPORTIONED BEDROOMS
- THREE BATHROOMS & WC
- SOUTH FACING PRIVATE GARDEN WITH REAR ACCESS
- DRESSING ROOM TO THE PRINCIPAL BEDROOM
- HIGH SPECIFICATION THROUGHOUT
- CCTV THROUGHOUT
- NEST HEATING SYSTEM





## DESCRIPTION

### Ground Floor

Upon entering, a welcoming and spacious entrance hall provides access to the ground floor accommodation and staircase rising to the first floor. Haro engineered oak flooring flows seamlessly from the hallway into the refitted kitchen, which features a comprehensive range of contemporary shaker-style units. Integrated appliances include an electric oven, five-ring gas hob with extractor, dishwasher, washing machine, and wine cooler, with space for an American-style fridge freezer. A charming bay window to the side aspect floods the kitchen with natural light, while ample space is provided for a dining table and chairs.

The sitting room continues the engineered oak flooring and enjoys dual-aspect windows, creating a bright and airy space. Double doors open directly onto the rear garden, ideal for indoor-outdoor living. Completing the ground floor is a modern refitted cloakroom with white suite and useful understairs storage.

### First Floor

The first floor comprises three well-proportioned bedrooms and a contemporary family bathroom. Bedroom two benefits from extensive built-in wardrobes, including triple wardrobes and mirrored double wardrobes, as well as a stylish refitted en-suite shower room featuring a WC, vanity wash hand basin, and double walk-in shower cubicle. Bedroom three also offers double built-in wardrobes. The family bathroom has been recently refitted with a white P-shaped bath, vanity wash hand basin, WC, and an airing cupboard housing the recently installed boiler.

### Second Floor

Occupying the top floor is a superb principal suite, finished to a high standard and providing a luxurious retreat. This impressive space includes a generous walk-in dressing room and a large en-suite shower room fitted with a double walk-in shower with rainfall shower head, vanity wash hand basin, and WC.

### Externally

To the front, the property is attractively screened by low-level hedging and mature planted borders, with steps leading to the entrance. The south facing rear garden is accessed via double doors from the sitting room and is predominantly laid to lawn, complemented by a paved patio area ideal for outdoor dining and entertaining. A rear gate provides convenient access to the off-road parking and single garage with up-and-over door.





## LOCATION

Brandon is a small Warwickshire village situated approximately mid-way between Rugby, Coventry and Royal Leamington Spa. A wide range of day-to-day shopping needs can be found in the larger village of Wolston, (2 miles away) or Binley Woods. There is an extensive range of shopping facilities in Rugby, Coventry and Leamington Spa. Rugby has a high speed train service giving access to London, Euston in under an hour. The area is also surrounded by an extensive road network, making access to the main motorway links quick and easy. There is also an excellent selection of state and private schools in Rugby, Leamington, Coventry and Warwick. The property is close to many bridleways, providing excellent off-road riding.

## 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.

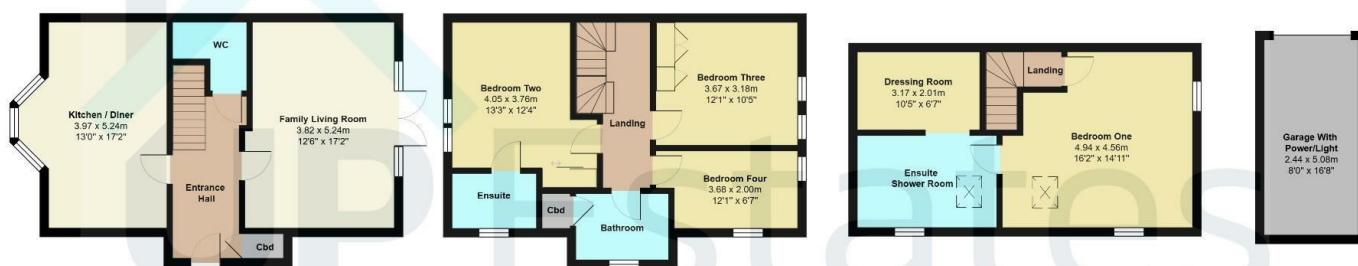
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Avondale Road, Brandon, Coventry





Total Area: 141.1 m<sup>2</sup> ... 1519 ft<sup>2</sup> (excluding garage with power/light)  
 All measurements are approximate and for display purposes only

## CONTACT

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