



4 Bedroom House - Detached
located on Edingale Road, Coventry
Offers Over £385,000

UP Estates



**** DETACHED, SPACIOUS FOUR BEDROOM FAMILY HOME - BEAUTIFULLY PRESENTED THROUGHOUT - QUIET CUL DE SAC LOCATION NEAR UNIVERSITY HOSPITAL - WC & FAMILY BATHROOM - EXTENDED LIVING KITCHEN BREAKFAST ROOM **** This is an exceptional opportunity to purchase a spacious four bedroom detached family home tucked away in a quiet cul de sac on Edingale Road, Walsgrave. This family-friendly neighbourhood is near open fields, shops, restaurants, schools, as well as being walking distance to the University Hospital and surrounded by great road links (M6, M69, M1). The property itself very briefly comprises; driveway, large garage with power/light, porch, entrance hall, WC, lounge diner, living kitchen breakfast room and private mature garden all to the ground floor. On the first floor off of the landing are four well proportioned bedrooms, followed by the family bathroom. Viewing is essential to appreciate this home!

Offers Over £385,000

- IMMACULATELY PRESENTED DETACHED HOME
- FOUR WELL PROPORTIONED BEDROOMS
- LARGE GARAGE & DRIVEWAY
- MATURE PRIVATE GARDEN
- QUIET LOCATION NEAR UNIVERSITY HOSPITAL
- WC & FAMILY BATHROOM

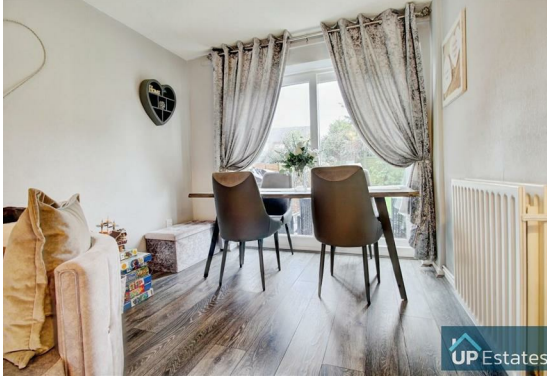




IMPORTANT NOTE TO PURCHASERS

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.

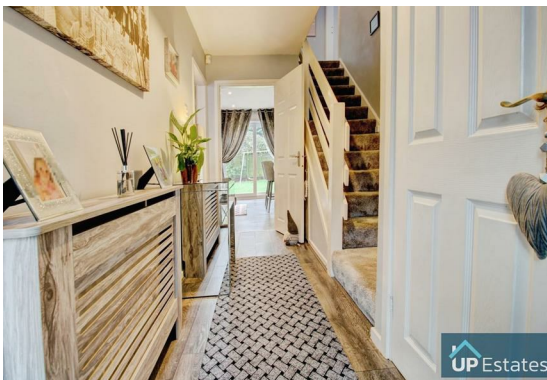


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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.

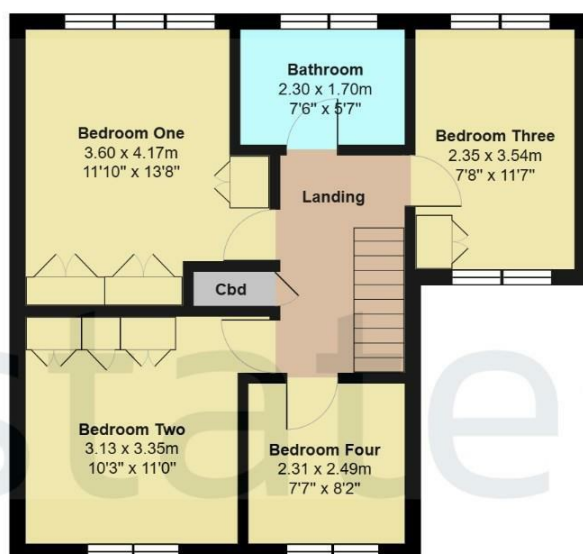
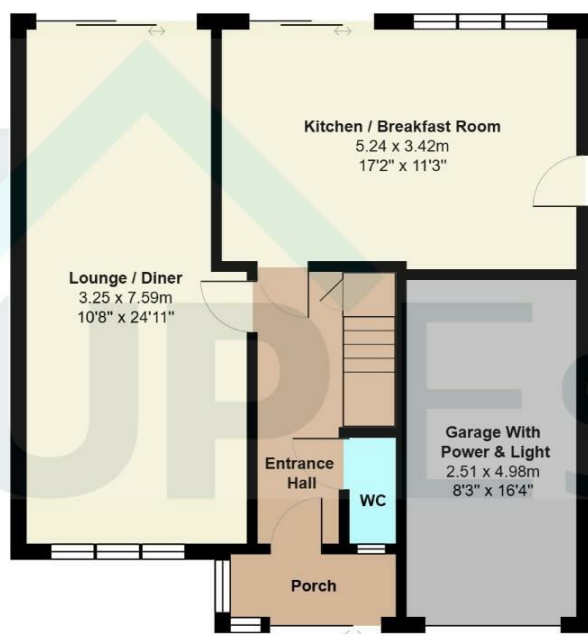
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Edingale Road, Coventry





Total Area: 118.6 m² ... 1277 ft²

All measurements are approximate and for display purposes only

CONTACT

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