



**4 Bedroom House - Detached**  
**located on Sephton Drive, Coventry**  
**£425,000**

**UP Estates**



**\*\* FOUR DOUBLE BEDROOM DETACHED FAMILY RESIDENCE - PART-CONVERTED GARAGE - WC, UTILITY, ENSUITE & FAMILY BATHROOM - KITCHEN/BREAKFAST ROOM AND LOUNGE/DINER - SPACIOUS PRIVATE GARDEN - SOUGHT AFTER LOCATION SURROUNDED BY AMENITIES/TRANSPORT LINKS \*\*** This is an exceptional opportunity to purchase a spacious, detached and much loved family residence on Sephton Drive, viewing is essential to appreciate this home which very briefly comprises of; driveway and front lawn, access to garage with power/light, entrance hall, WC, converted garage turned study/sitting room, open plan lounge/diner, kitchen/breakfast room, utility room and spacious private garden all to the ground floor. On the first floor off of the landing are four well proportioned double bedrooms, all with integrated wardrobe storage and bedroom one boasting ensuite shower room, followed by the family bathroom serving the rest of the residents. Call now to secure a viewing!

£425,000

- FOUR DOUBLE BEDROOM DETACHED FAMILY RESIDENCE
- WC, UTILITY, ENSUITE & BATHROOM
- SOUGHT AFTER HAWKESBURY VILLAGE LOCATION
- OPEN PLAN LOUNGE DINER
- CONVERTED GARAGE STUDY/SITTING ROOM
- DRIVEWAY & GARAGE WITH POWER/LIGHT
- SPACIOUS AND PRIVATE GARDEN





## LOCATION

The property is located in the semi-rural canalside village of Hawkesbury, extremely popular with families wanting a safe and calm environment to raise their families. The village has fantastic links to the M6 motorway a convenience store within a 5 minute walk, shopping and leisure facilities nearby at the Arena Shopping Park, plus all of the amenities Bedworth Town Centre. Coventry have to offer within a short drive.

## 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.





Sephton Drive, Longford, Coventry





Total Area: 138.7 m<sup>2</sup> ... 1493 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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