



4 Bedroom House - Detached
located on Greenleaf Close,
Coventry
Offers Over £360,000

The logo for UP Estates, featuring a stylized blue house icon above the company name "UP Estates" in a white, sans-serif font.



4



2



3



C

Offers Over £360,000

- EXTENDED FOUR BEDROOM FAMILY RESIDENCE
- THREE VERSATILE RECEPTION ROOMS
- HIGHLY SOUGHT AFTER CUL DE SAC IN MOUNT NOD
- NO FORWARD CHAIN
- WC, UTILITY, ENSUITE & BATHROOM
- EPC RATED C
- SOUTH EAST FACING PRIVATE GARDEN
- GARAGE WITH POWER/LIGHT & DRIVEWAY
- BEAUTIFULLY PRESENTED THROUGHOUT
- COUNCIL TAX BAND E

NO CHAIN - HIGHLY SOUGHT AFTER MOUNT NOD LOCATION - EXTENDED TO THE REAR - SOUTH/EAST FACING PRIVATE GARDEN - FOUR BEDROOMS, TWO BATHROOMS, THREE RECEPTION ROOMS - UTILITY & WC - AMPLE FAMILY LIVING SPACE - DRIVEWAY & GARAGE WITH POWER/LIGHT This is an exceptional opportunity to purchase a beautifully presented four bedroom, three reception room detached family home tucked away and privately positioned on the well regarded Greenleaf Close. Greatly improved and much loved by the current owners who purchased from new in 2000, this property is ready to move into. Externally the property includes a front lawn and driveway leading to the garage (with power/light) to the front aspect, and a spacious private mature south/east facing garden to the rear. Internally boasts entrance hall, kitchen breakfast room benefitting from the following; fridge freezer, extractor, gas hob, oven, grill, dishwasher, sink, breakfast bar and ample storage. There is a door leading to the utility room with space and plumbing for appliances. A WC can be found off of the hallway, followed by the family living room, playroom/office, and impressive sun room with porcelain tiles all to the ground floor. On the first floor off of the landing are four bedrooms, bedroom one boasts ensuite shower room with porcelain tiles, floating hand wash basin and shower cubicle (circa 3 yrs old). Followed by the family bath and shower room, which is generously sized. This property benefits from a plethora of features including TV points in all reception rooms and bedrooms, an impressive amount of plug sockets throughout, hard wired alarm system with flood lighting. The sizable loft is boarded with power/light allowing scope for conversion STPP*

LOCATION

Tucked away in a quiet, peaceful and community friendly close, this is a fantastic area for a family!

Both Warwick and Coventry University are within easy reach. This home is situated less than 5 minutes from the A45 and provides an ideal location for commuting to Coventry, Birmingham, Birmingham Airport, the M42 and M6 Motorways. Berkswell, Knowle and Solihull are also easy to reach in the opposite direction.

Canley and Tile Hill Train Station are both less than 3 miles away.

Local schools include St John Vianney Primary and Mount Nod Primary which is just a stone's throw away from the front door! Local buses also run conveniently to Heart Of England & Coundon Court schools.





PROPERTY INFORMATION SUMMARY

Council Tax Band: E

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 1431.00 sqft

Heating System: Gas Central Heating

Boiler Age: 2014

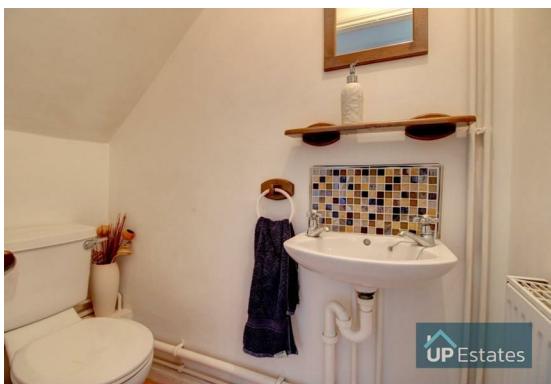
Consumer Unit/ Fuse Box Location: Kitchen

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.

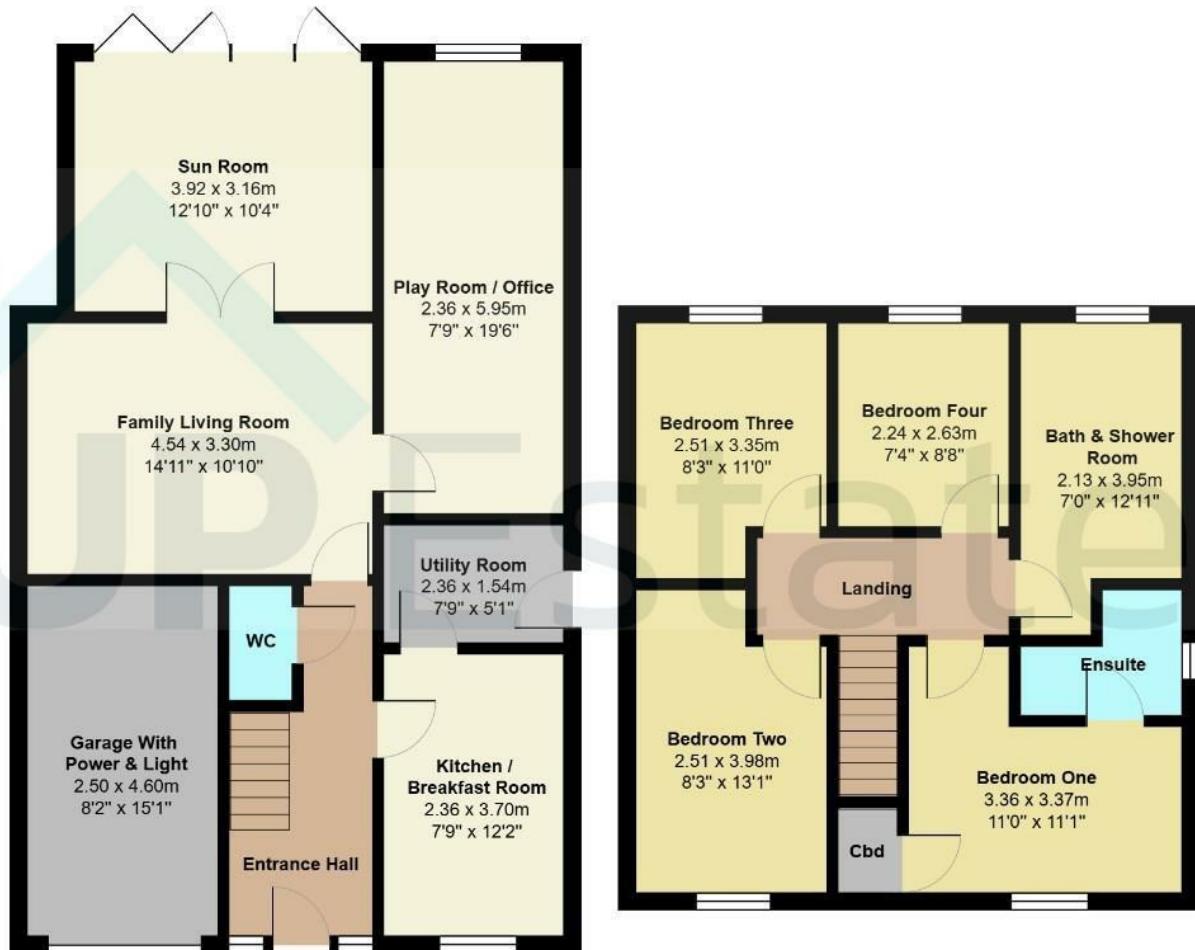
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Greenleaf Close, Coventry





Total Area: 132.9 m² ... 1431 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
 6 Orchard Court
 Binley Business Park
 Coventry
 Warwickshire
 CV3 2TQ

E: enquiries@upestates.co.uk

T: 024 7771 0780