



3 Bedroom House - Semi-Detached
located on Frankton Avenue,
Coventry
£340,000

 **UP Estates**

**** Beautifully Presented, Much Loved Bay Fronted Semi-Detached Family Home - South/West Facing Mature Private Garden - Detached Garage - Three Car Driveway - Spacious Lounge/Diner - Three Well Proportioned Bedrooms ****

Welcome to this superb three-bedroom semi-detached home, situated on the sought-after Frankton Avenue, the property benefits from a private driveway with space for up to three vehicles.

Upon entering, you're welcomed by a generous hallway that leads into an impressive living and dining room stretching almost the full length of the home, perfect for both everyday living and entertaining. The well-proportioned kitchen provides ample room for appliances, along with a convenient breakfast bar for relaxed meals.

Upstairs, the impressively sized main bedroom features built-in wardrobes and an attractive bay window that fills the room with natural light. Two additional well proportioned bedrooms, a family bathroom, with a separate WC complete the first floor.

Outside, a sizeable south-west-facing garden offers the ideal setting for relaxing or hosting, with access to a detached single garage via a side gate. The location is equally appealing, surrounded by well-regarded schools and leafy parks. The train station and city centre are just a 20–25 minute walk away, while commuters will appreciate the easy reach of local employment hubs, including Jaguar Land Rover.

Nearby, the Cheylesmore shopping parade provides a range of everyday amenities. With mains gas heating and mostly double-glazed windows, this home is comfortable, efficient, and full of promise.

Don't miss the opportunity to make this fantastic property your own, book your viewing today!



£340,000

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- MULTI-CAR DRIVEWAY & DETACHED GARAGE
- SOUTH/WEST FACING MATURE GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- WC & BATHROOM
- THREE YEAR OLD COMBI BOILER
- MODERN KITCHEN/BREAKFAST ROOM
- TRAIN STATION & CITY CENTRE CIRCA 25 MINS WALK





LOCATION

Situated within one of Styvechale's well regarded address', Frankton Avenue is certainly ideal for families and professionals.

Local schooling, both primary and secondary is easily accessible and also within walking distance. Finham Primary, Grange Farm, Finham Secondary and King Henry VIII are all within easy reach.

Although very local shops can be found on Baginton Road and Dawlish Drive, Quinton Parade, opposite Quinton Park and lake, can be found approximately one mile from the address.

For commuters, the main Coventry Railway Station is situated 1.15 miles from the house with the city centre only a few minutes beyond.

Located to the South of the city, access out of Coventry toward Kenilworth and Leamington Spa is also straightforward with both the A45 and A46 only a short drive from the property itself.

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.

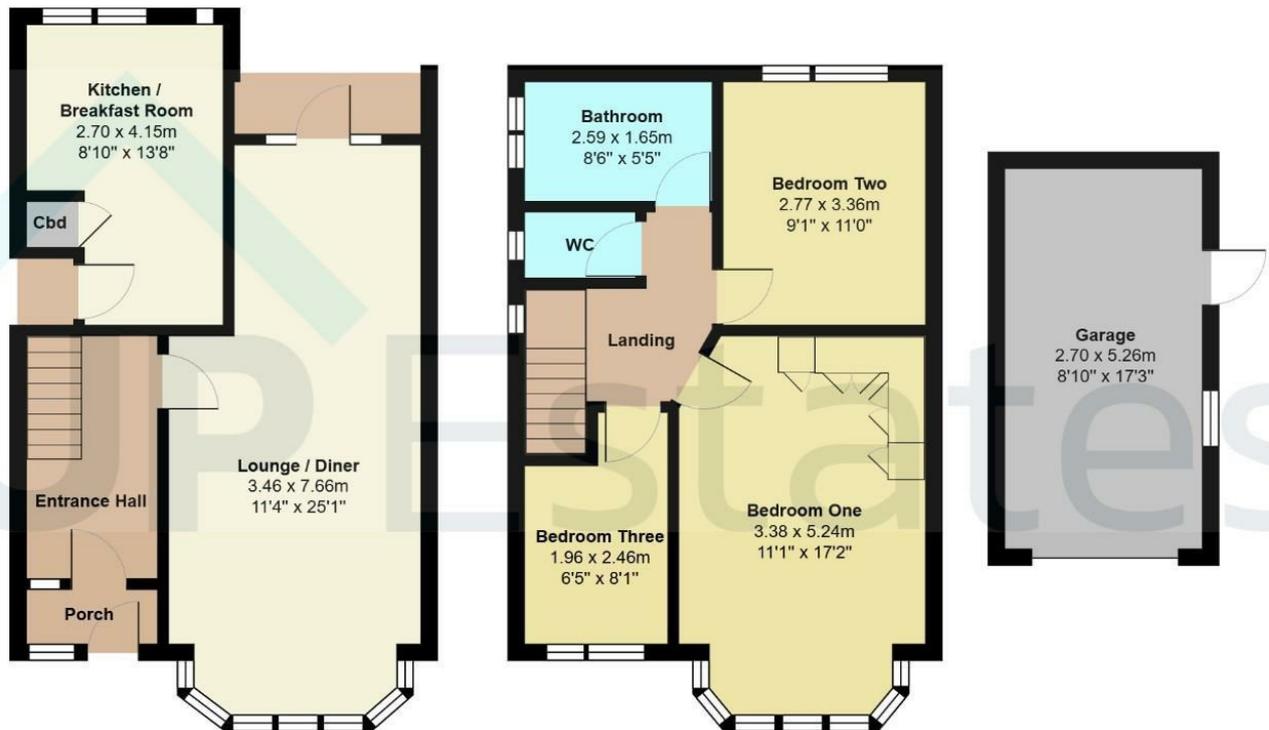
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Frankton Avenue, Coventry





Total Area: 91.9 m² ... 989 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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