

**4 Bedroom House - Detached**  
**located on Aldermoor Lane,**  
**Coventry**  
**£425,000**

**UP Estates**





**\*\* SPACIOUS PLOT !!! - FOUR DOUBLE BEDROOMS - THREE BATHROOMS & WC - DETACHED FAMILY HOME - DOUBLE GARAGE WITH ELECTRIC CHARGE POINT - MULTI-CAR DRIVEWAY - SOUTH/WEST FACING MATURE GARDEN \*\*** This is an exceptional opportunity to purchase a sizable detached four double bedroom family home situated on a large plot, tucked away on Aldermoor Lane. The property has so much to offer, very briefly comprising; multi-car driveway, double garage with power/light/car charge point, entrance hall, office/study, playroom, WC, family living room, kitchen/diner and mature large south/west facing garden all to the ground floor. There is underfloor heating throughout the ground floor (except the office). On the first floor off of the landing are four well proportioned double bedrooms, two ensuite shower rooms and the family bathroom! There are individual thermostats throughout the property which enable control for each room. Viewing is essential, call now!

## LOCATION

Convenient accessibility is afforded to prominent establishments such as Jaguar Land Rover, Coventry University, University Hospital, and key roadlinks (A45, A46, M1, M6 & M69). A plethora of amenities including retail facilities, fitness centres, a golf course, and an array of reputable schools such as Whitley Abbey, Blue Coats & Gosford Park, along with proximity to the city centre, further enhance the appeal of this location.

## 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

**£425,000**

- IMPRESSIVELY SPACIOUS DETACHED FAMILY HOME
- DOUBLE GARAGE AND MULTI-CAR DRIVEWAY
- FOUR DOUBLE BEDROOMS, THREE BATHROOMS & WC
- SOUTH/WEST FACING MATURE GARDEN
- POPULAR LOCATION NEAR AMENITIES
- SIZABLE PLOT





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.

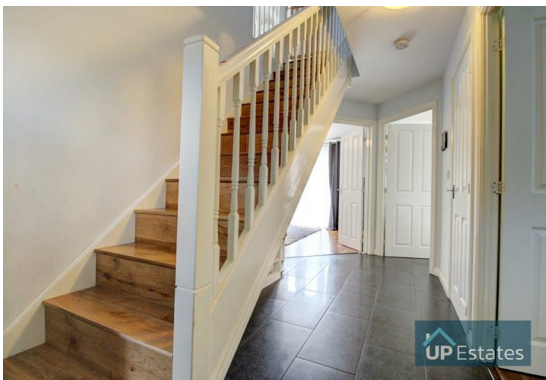
All fixtures and fittings ultimately are to be agreed





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.

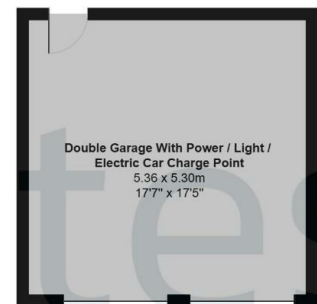
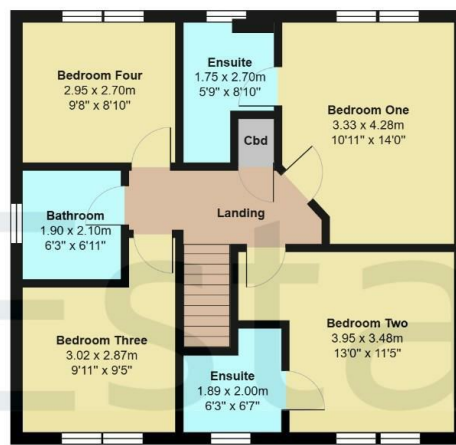
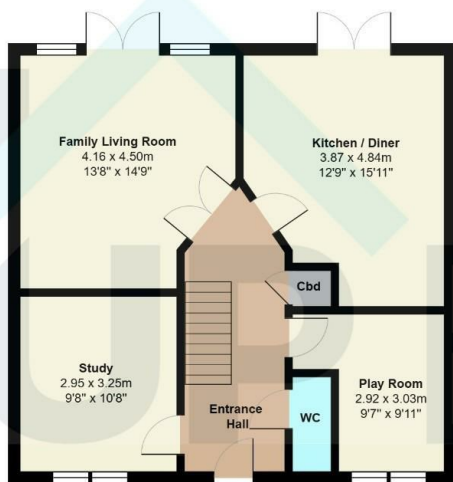






Aldermoor Lane, Coventry





Total Area: 131.9 m<sup>2</sup> ... 1420 ft<sup>2</sup> (excluding double garage with power / light / electric car charge point)

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](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

