

**4 Bedroom House - Detached**  
**located on Meggitt Avenue,**  
**Coventry**  
**Offers Over £375,000**

**UP Estates**





**\*\* DECEPTIVELY SPACIOUS, FOUR BEDROOM, THREE BATHROOM DETACHED FAMILY HOME - WC & UTILITY ROOM - SOUTH FACING PRIVATE GARDEN - DETACHED GARAGE WITH POWER/LIGHT - IMMACULATELY PRESENTED THROUGHOUT \*\*** An exceptional opportunity to acquire a beautifully presented, show-home-standard detached family residence, complete with approximately eight years remaining on its NHBC warranty.

The ground floor features a welcoming entrance hall, a bright and comfortable living room, a generous WC, and an impressive open-plan modern kitchen/diner perfect for family life and entertaining. A separate utility room offers added practicality. Outside, the private, south-facing walled garden provides a peaceful outdoor retreat, with gate leading to the detached garage with power and lighting, as well as a convenient driveway.

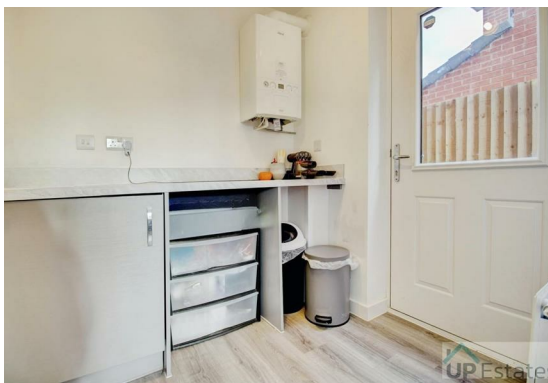
On the first floor, you'll find three well-proportioned bedrooms, including a guest bedroom with fitted wardrobes and its own ensuite, along with a stylish family bathroom.

The second floor boasts a spacious main bedroom with dual-aspect windows, integrated storage, and a contemporary ensuite, creating an ideal private sanctuary.

## Offers Over £375,000

- FOUR BEDROOM DETACHED FAMILY HOME
- THREE BATHROOMS, WC & UTILITY ROOM
- DETACHED GARAGE WITH POWER/LIGHT
- SOUTH FACING PRIVATE GARDEN
- OPEN PLAN KITCHEN DINER
- NHBC WARRANTY REMAINING





### **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.

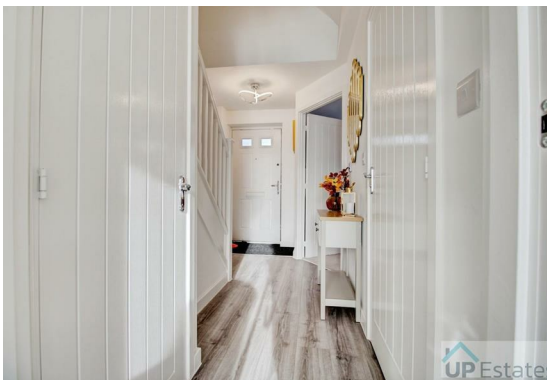
All measurements are approximate and intended



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.







Meggitt Avenue, Coventry





Total Area: 115.7 m<sup>2</sup> ... 1245 ft<sup>2</sup> (excluding detached garage with power/light)

All measurements are approximate and for display purposes only

## CONTACT

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