



**4 Bedroom House - Detached**  
**located on Orwell Close, Nuneaton**  
**Offers Over £392,000**

**UP Estates**



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**\*\*SPACIOUS DETACHED HOME - THREE RECEPTION ROOMS - FOUR DOUBLE BEDROOMS - QUIET POSITION ON THIS SOUGHT AFTER ESTATE \*\* THE FLOORPLAN ON THIS ONE IS SPECIAL - CHECK IT OUT!** This is a rare opportunity to purchase one of the "larger style" homes in Galley Common, this property benefits from a host of features throughout, and is truly an excellent home for families or entertaining with its flexible living accommodation. Located on the outskirts of Nuneaton, this property is situated nearby to a host of rural walks, Hartshill Hayes Country Park and backroads into Birmingham airport and surrounding area. In brief the property comprises: Entrance Hall, Formal Lounge, Dining Reception Area leading to Conservatory, Reception Room/Office, Kitchen, Utility Room and WC to the Ground Floor. There is a Landing, Four Double Bedrooms (One With En-Suite) and Family Bathroom to the First Floor. Externally, there is an on/off block paved driveway for multiple vehicles to the front aspect, single garage and garden to the rear.

#### **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.

## Offers Over £392,000

- BEAUTIFUL DETACHED RESIDENCE
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOM AREAS
- QUIET, SEMI RURAL LOCATION
- ON/OFF DRIVEWAY PARKING & GARAGE
- DOWNSTAIRS WC & UTILITY
- GOOD DECORATIVE ORDER THROUGHOUT
- PRINCIPLE BEDROOM WITH EN-SUITE





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

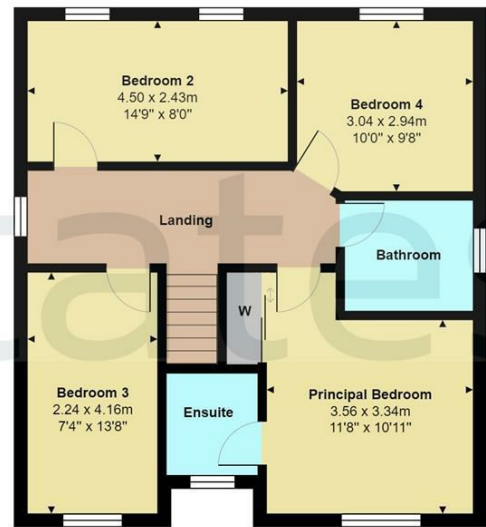
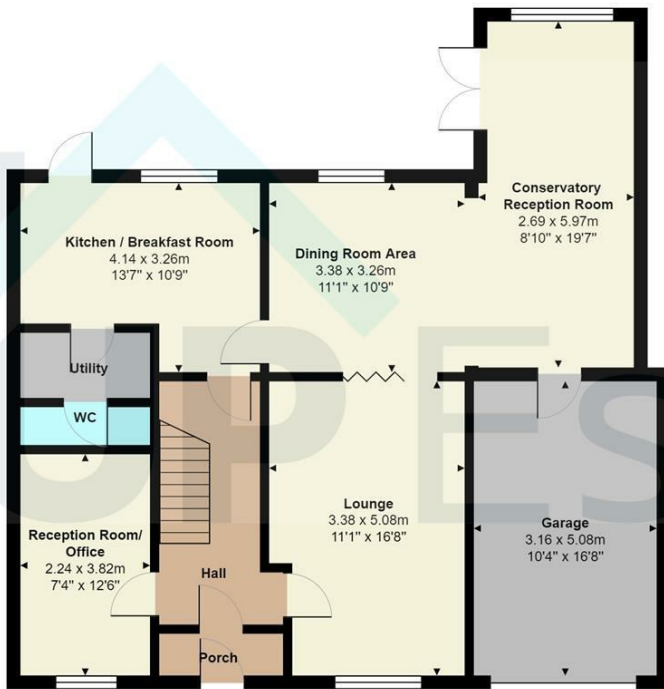






Orwell Close, Nuneaton





Total Area: 170.0 m<sup>2</sup> ... 1830 ft<sup>2</sup> (excluding wc)

All measurements are approximate and for display purposes only

## CONTACT

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