

3 Bedroom Cottage
located on Royal Oak Lane,
Coventry
£290,000

UP Estates



*****CHARACTER SEMI DETACHED - EXCELLENT SPACIOUS PLOT - GATED DRIVEWAY PARKING FOR MULTIPLE VEHICLES - LOVELY VIEWS BACKING ONTO ALLOTMENTS - THREE DOUBLE BEDROOMS**** Rare gem of a property, that has character features, yet retains good sized spacious rooms and external space too, all whilst being located in this highly amendable spot nearby to the M6, and road links to Bedworth, Coventry, Nuneaton and surrounding. With an enviable plot, featuring secure, gated parking for multiple vehicles, as well as garage, and lovely rear sectioned garden with non overlooked views, this home is different to the norm! The accommodation in brief comprises: entrance storm porch, entrance hall, living room, separate dining room, fitted kitchen, rear lobby leading to side conservatory, and rear entrance conservatory, three double bedrooms, and bathroom. Also boasting generous land for ample parking, single garage, and a delightful private garden. EPC Rating D

Property Overview

Room Dimension Overview:

LIVING ROOM 12' 7" x 12' 6" (3.84m x 3.81m) With UPVC double glazed window to front bay aspect, panel radiator, door leading to rear lobby.

DINING ROOM 12' 5" x 12' 8" (3.78m x 3.86m) With UPVC double glazed windows to front bay aspect, panel radiator, door to;

KITCHEN 8' 2" x 12' 7" (2.49m x 3.84m) Recently refitted, with UPVC double glazed window to rear aspect. A range of wall and base units with roll top work surfaces, inset sink and double drainage unit, integrated appliances including; fridge, freezer and washing machine. Built in electric oven with five ring gas hob, and extractor hood, panel radiator, door to;

REAR LOBBY 8' 2" x 13' 1" (2.49m x 3.99m) With stairs ascending to first floor landing, under stairs storage cupboard, panel radiator, double doors leading to rear entrance conservatory, and UPVC double glazed French doors leading to side conservatory.

SIDE CONSERVATORY 9' 9" x 11' 5" (2.97m x 3.48m) With wooden framed double glazed windows to rear and side aspects, wooden framed double glazed French doors leading to the garden, panel radiator.

REAR ENTRANCE CONSERVATORY 8' 7" x 8' 7" (2.62m x 2.62m) With UPVC double glazed windows to rear and side aspects, UPVC double glazed door leading to the garden.

LANDING With UPVC double glazed window to side aspect, doors to;

BEDROOM ONE 9' 5" x 14' 2" (2.87m x 4.32m) With UPVC double glazed window to front aspect, panel radiator, fitted wardrobes.

BEDROOM TWO 11' 5" x 12' 2" (3.48m x 3.71m) With UPVC double glazed window to front aspect, panel radiator, fitted wardrobes.

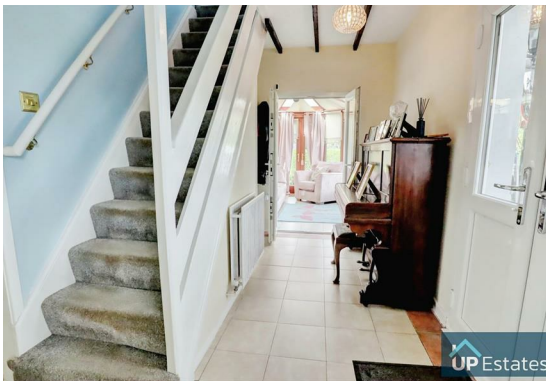
BEDROOM THREE With UPVC double glazed window to rear aspect, panel radiator.

BATHROOM 5' 1" x 11' 6" (1.55m x 3.51m) With obscure UPVC double glazed window to rear aspect, bathroom suite comprising roll top bath, with shower over, WC, wash basin, panel radiator, airing cupboard housing gas central heating boiler.

£290,000

- Character Semi Detached
- Spacious - CHECK OUT THE FLOORPLAN
- Non Overlooked Views of Allotments
- Four Downstairs Reception Room Areas
- Three Double Bedrooms
- Refitted Kitchen
- Wrap Around Garden
- Secure Gated Driveway - Parking for Larger/Multiple Vehicles





PROPERTY INFORMATION SUMMARY

Council Tax Band: C
Local Authority: Nuneaton & Bedworth
Tenure: Freeholds
Maintenance or Service Charges: N/A
EPC Certificate Rating: D
Approx. Total Floor Area: 1044.11 sqft
Heating System: Gas Central Heating

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 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.

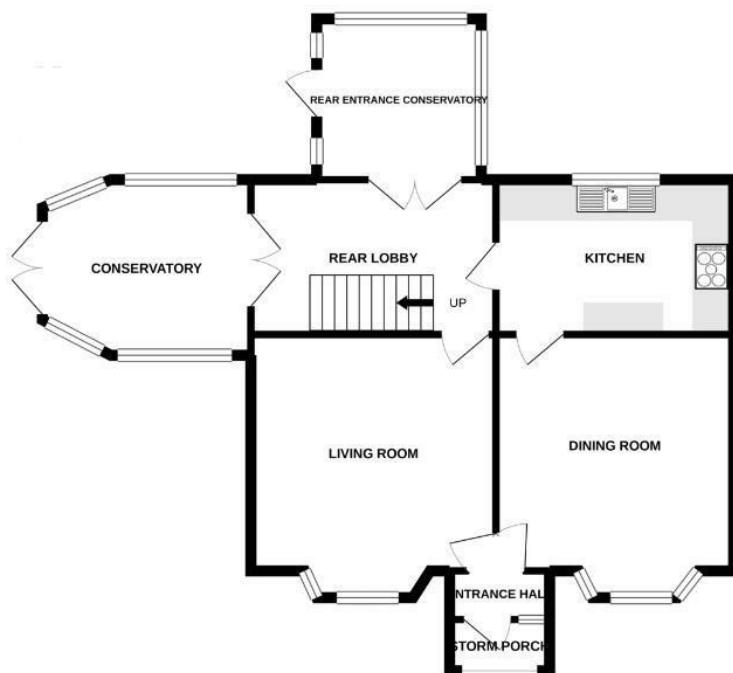




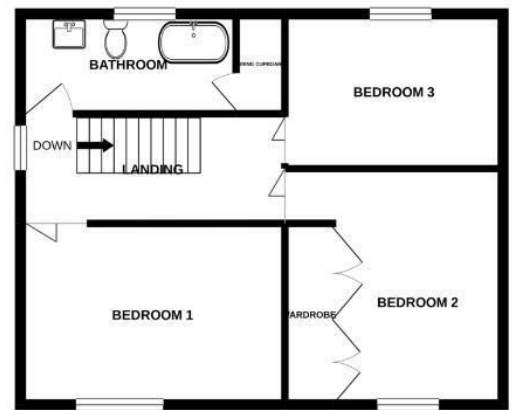
Royal Oak Lane, Coventry



GROUND FLOOR



1ST FLOOR



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