



**6 Bedroom House - Detached**  
**located on Royal Oak Lane,**  
**Coventry**  
**£440,000**

**UP Estates**



£440,000

- EXTENDED DETACHED PROPERTY
- SIX BEDROOMS, THREE STOREY
- SOUGHT AFTER LOCATION & SCHOOLS
- EXCELLENT PLOT & GARDEN
- EXTENDED KITCHEN / BREAKFAST ROOM
- SINGLE GARAGE
- DRIVEWAY FOR MULTIPLE VEHICLES
- CLOSE ACCESS TO M6 MOTORWAY
- OWNED SOLAR PANELS

**\*\*EXTENDED SIX BED DETACHED PROPERTY - SPACIOUS PLOT - SOUGHT AFTER LOCATION - 14 OWNED SOLAR PANELS - ACCOMMODATING PAVED DRIVEWAY - CLOSE ACCESS TO M6\*\***

This wonderful SIX BED detached property is located on Royal Oak Lane, Coventry. The ground floor comprises; entrance porch, entrance hall which extends through the lounge / diner, conservatory, extended kitchen / breakfast room and a utility room. The first floor comprises; three bedrooms, family bathroom, separate WC and shower room. The second floor comprises three additional bedrooms while the outside of the property benefits from a large, block paved driveway, a single garage and a generously proportioned garden.

Royal Oak Lane has some standout features that make it a perfect home for any prospective buyers. The plot itself from entrance to exit, front to back, is very spacious and provides ample opportunity for any families desiring size and freedom at home. The house has 14 OWNED solar panels on-top which help contribute to lower electricity costs, with a sun facing side that basks it all in throughout the day. The property's driveway is paved and accommodating to a large number of vehicles making it the perfect spot for those occasional holiday get-togethers. It has an extended kitchen / breakfast room which allows multi-functionality while serving up pure convenience and comfort.

The property is located in the highly sought after location of Ash Green. This locality exudes privacy, security and community feels with its edge-of-nature placement and mass green views. You are only a short drive from the M6 motorway while also being only a few turns away from the A444. With these two roads alone you are given access through Coventry and far beyond, making long trips towards amenities a thing of the past.

Viewing essential - contact Up Estates today!

## PROPERTY INFORMATION SUMMARY

### ROOM MEASUREMENTS:

Approximate room dimensions and approximate total floor area are included within our floor plan.

### USEFUL MATERIAL INFORMATION:

Approximate Age of the Property: circa early 1960s build

Council Tax Band: D

Local Authority: Nuneaton & Bedworth Council

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C73

Approx. Total Floor Area: circa 2000 sq ft inc garage

Outside Space Brief Description: Driveway parking for multiple vehicles, lovely non overlooked rear garden

Selling Vendors Onward Position: Buying on - have identified an vacant property to downsize to at present

Heating System: Gas fired central heating

Boiler Age: 10 years (serviced every year - last service Nov 24)

Boiler Location: kitchen

Consumer Unit/ Fuse Box Location: Garage

Loft Hatch Location & Loft Boarding etc Info: N/A

Type of Windows: double glazed pvc

Garden Orientation: west facing

Any Rights of Way: no

Solar Panel General Information: fully owned installed 12 years ago 8 years of Fit payments remaining at approx 16p per unit

## 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.

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





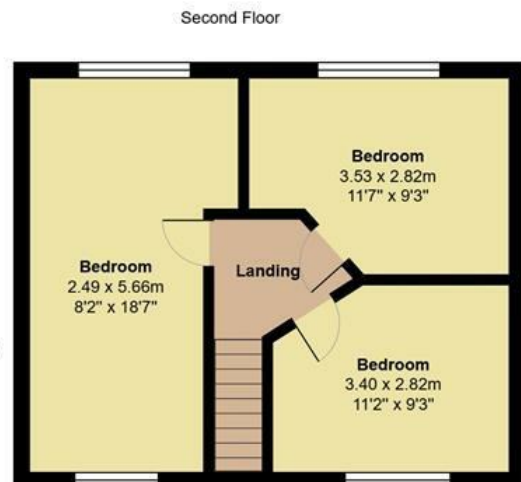
Royal Oak Lane, Coventry





Total Area: 190.0 m<sup>2</sup> ... 2045 ft<sup>2</sup> inc garage

All measurements are approximate and for display purposes only



## CONTACT

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