

**3 Bedroom House - Detached**  
**located on Holyoak Close,**  
**Bedworth**  
**£325,000**

**UP Estates**



\*\*\*NO CHAIN - 3 BEDROOMS - DRIVEWAY FOR MULTIPLE CARS - MODERN WC - LOW MAINTENECE GARDEN - GARAGE WITH ELECTRIC DOOR\*\*\*

Upstates is proud to present this charming and inviting 3-bedroom detached house in the sought-after area of Bedworth Heath, easy access to the M6 and other transport links. With no chain, this property is ready and waiting for you to make it your own. The garage with an electric door provides convenience and security, while the low maintenance garden offers a peaceful retreat. The driveway can accommodate multiple cars, making hosting guests a breeze. Inside, the living room and modern kitchen/dining room makes this property perfect for hosting parties or a cosy night in. The ground floor bedroom has french doors opening onto the garden, perfect for a cup of tea in the morning!

Briefly comprising of; entrance hall, long kitchen/dining room with access to the low maintenance garden, a cosy living room, ground floor bedroom, family bathroom and under stairs storage. Heading the first floor landing there is storage going into the eaves by the stairs to really maximise the storage space, modern ensuite with a skylight, 2 bedrooms with built in wardrobes.

This superb detached home offers highly adaptable living accommodation across two floors, including a desirable downstairs bedroom with garden access, excellent storage throughout, ample parking facilities, and modern touches. Early viewing is highly recommended to appreciate the space, layout, and potential on offer.



## 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

£325,000

- NO CHAIN
- DETACHED
- DRIVEWAY FOR MULTIPLE CARS
- GARAGE WITH ELECTRIC DOOR
- 3 BEDROOMS
- LOW MAINTENECE REAR GARDEN
- MODERN WC





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.





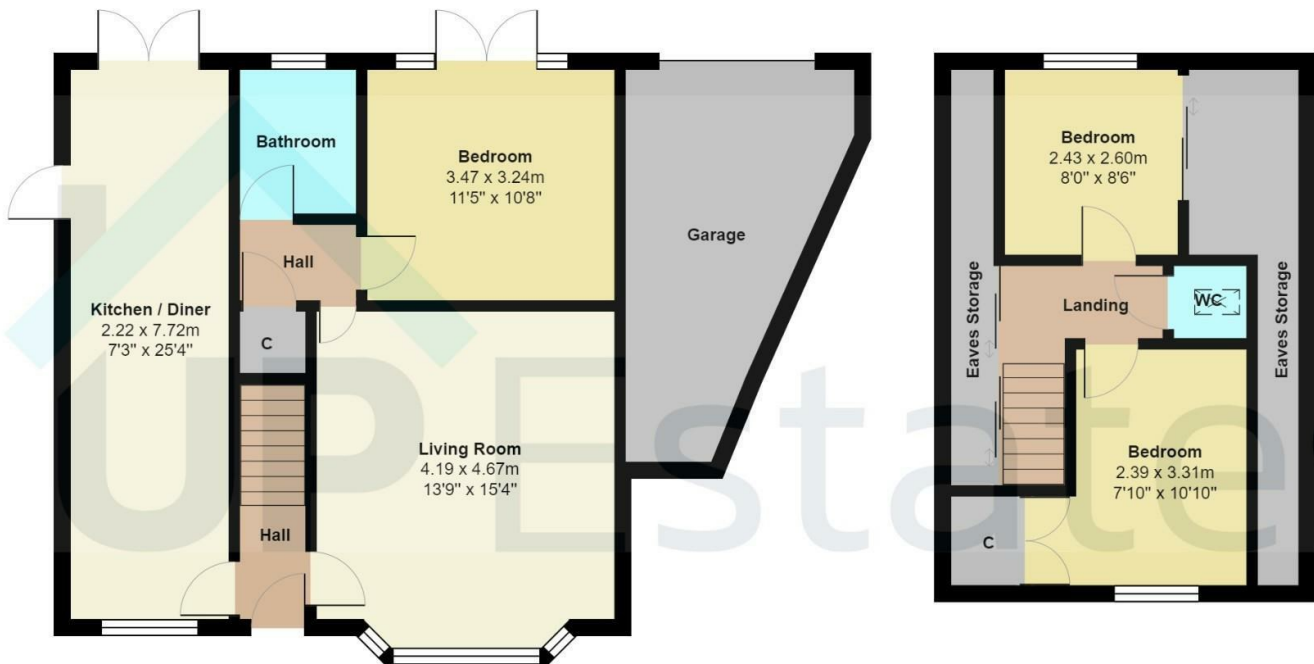




Holyoak Close, Bedworth







Total Area: 82.9 m<sup>2</sup> ... 892 ft<sup>2</sup> (excluding garage, eaves storage)

All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upstates.co.uk](mailto:enquiries@upstates.co.uk)  
T: 024 7771 0790

**UP** Estates