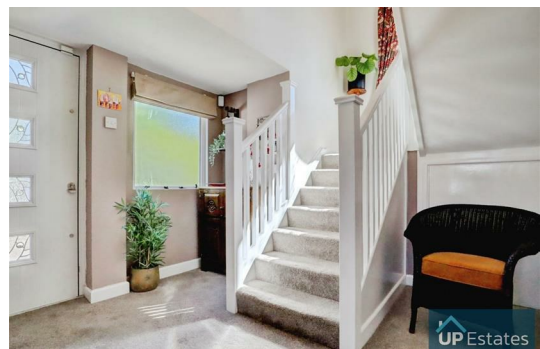




3 Bedroom House - Link Detached
located on Hayes Road, Nuneaton
Offers Over £345,000

UP Estates



Offers Over £345,000

- LINKED DETACHED
- THREE DOUBLE BEDROOMS
- HIGH STANDARD
- UNIQUE PROPERTY
- DINING ROOM
- DOWNSTAIRS WC
- LIVING ROOM
- MODERN KITCHEN
- WELL MAINTAINED GARDEN
- GARAGE

LINKED DETACHED - UNIQUE PROPERTY - THREE DOUBLE BEDROOMS - HIGH STANDARD - RENNOVATED - SPACIOUS LIVING ROOM - MODERN KITCHEN - DOWNSTAIRS WC

Presenting a captivating and fully renovated three-double-bedroom linked detached residence, a truly unique find perfect for family life. The interior unfolds to reveal a spacious living room, bathed in natural light and offering a welcoming ambiance. The modern kitchen is both stylish and functional, and conveniently opens into a stunning dining room, creating a sociable and connected space for meals and entertaining. A practical downstairs WC adds to the ease of everyday life.

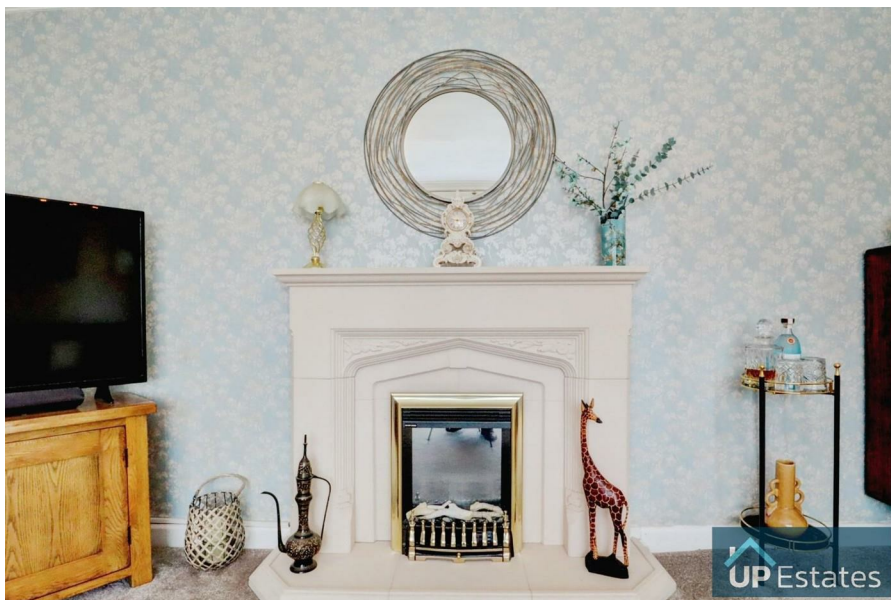
Ascending to the upper floor, you will find three generously proportioned double bedrooms, each offering a comfortable and private sanctuary. The family bathroom is beautifully presented and well-equipped. Outside, the lovely rear garden is a true delight, featuring two thoughtfully placed seating areas, perfect for al fresco dining or simply unwinding. A garage provides valuable storage or parking, accompanied by one allocated parking space and plenty of additional off-road parking options. Its enviable location offers close proximity to local amenities, reputable schools, and the natural beauty of Hartshill Hayes Country Park, creating an exceptional family home. Don't miss the opportunity to experience the unique appeal of this exceptional family home – book your viewing today!

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



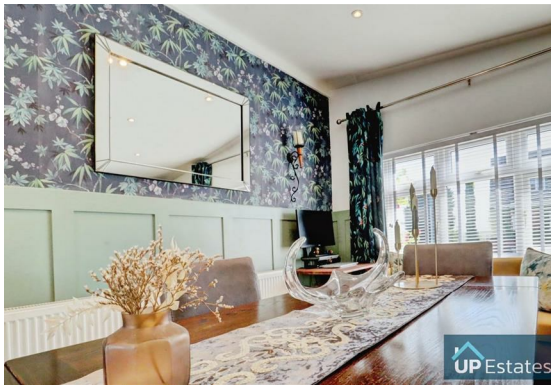


vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.

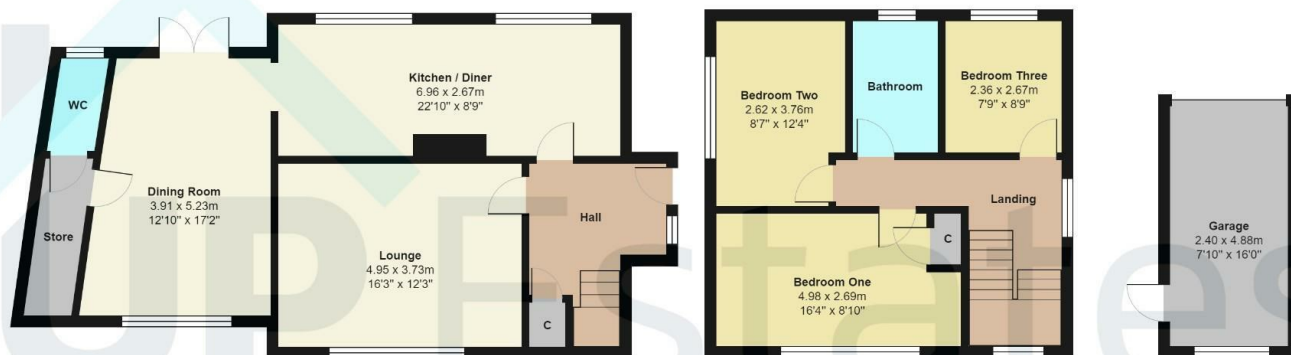






Hayes Road, Nuneaton





Total Area: 119.0 m² ... 1281 ft² (excluding garage)
All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

 UP Estates