



**3 Bedroom House - Detached**  
**located on St Oggs Way, Nuneaton**  
**£335,000**

**UP Estates**





**\*\*No Upward Chain - Situated in the popular and family-friendly area of St Nicolas Park, Nuneaton, this beautifully presented three-bedroom detached home offers spacious, modern living in a quiet residential setting.\*\***

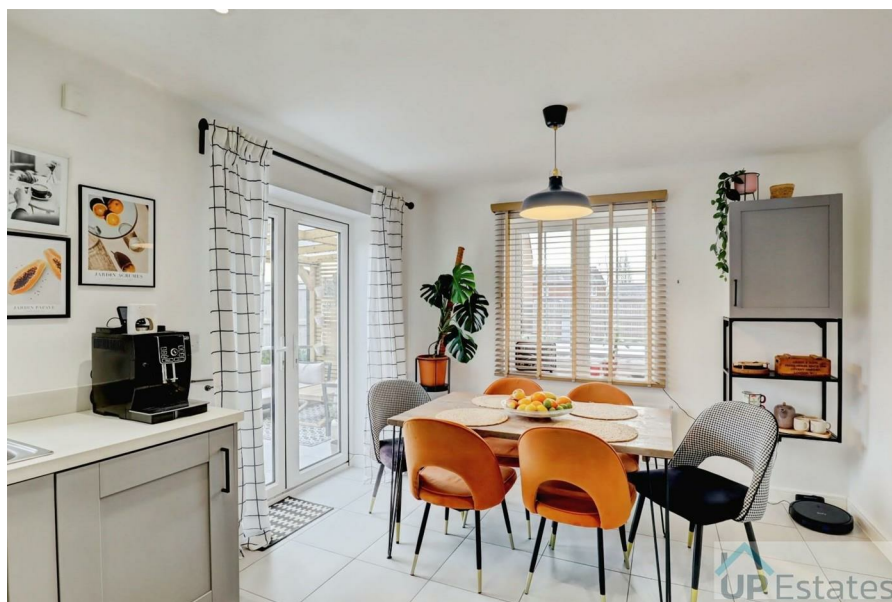
Upon entering the property, you are welcomed into a bright and inviting hallway which leads through to a stylish and spacious kitchen/dining area. This modern space enjoys lovely views over the rear garden and patio, making it ideal for both everyday family life and entertaining. The warm and comfortable living room provides a perfect space to relax and unwind with family and friends. The ground floor is completed by a convenient downstairs WC and additional storage space, enhancing the practicality of the home.

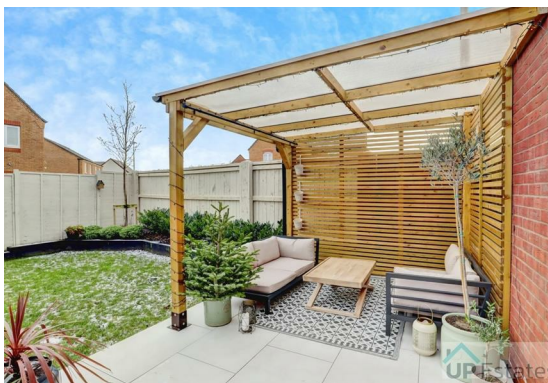
To the first floor, the property offers three well-proportioned bedrooms, including a spacious main bedroom finished in a tasteful style and benefiting from the added luxury of an en-suite shower room. The remaining bedrooms are served by a modern family bathroom featuring both bath and shower facilities. Throughout the home, large windows allow an abundance of natural light, creating a bright and welcoming atmosphere.

Externally, the property benefits from a private driveway providing parking for two vehicles and a detached single garage, offering secure parking and additional storage. The property also comes with a EV Charging Point for those with electric/ hybrid vehicles. The rear garden is thoughtfully designed with a combination of lawn and patio areas, complemented by a charming pagoda seating area—perfect for outdoor entertaining and enjoying long summer afternoons. Ideally located, this home is within close proximity to highly regarded local schools, including the sought-after Higham Lane Secondary School, with local shops and amenities just a short drive away. This property does come with a grounds maintenance charge of £135 currently for the estate.

£335,000

- NO UPWARD CHAIN
- THREE BEDROOM DETACHED FAMILY HOME
- SPACIOUS AND MODERN KITCHEN/ DINING AREA WITH GARDEN VIEWS
- DOWNSTAIRS WC
- MAIN BEDROOM WITH EN-SUITE
- BRIGHT AND AIRY THROUGHOUT
- PRIVATE DRIVEWAY FOR TWO CARS AND A DETACHED SINGLE GARAGE
- EV CHARGING POINT FOR THOSE WITH ELECTRIC/ HYBRID VEHICLES
- DESIRABLE QUIET RESIDENTIAL LOCATION OF ST NICOLAS PARK
- CLOSE TO EXCELLENT SCHOOLS, SHOPS AND LOCAL AMENITIES





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended

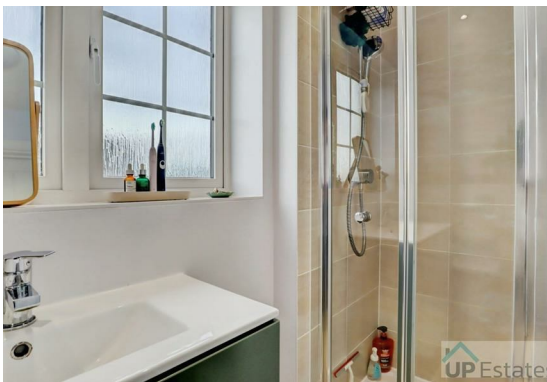


as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.







St Oggs Way, Nuneaton





Total Area: 86.2 m<sup>2</sup> ... 928 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

## CONTACT

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