



Elliot Drive, Churchbridge, WS11 8JQ

Offers in the Region Of £285,000



# Churchbridge

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Built in 2014 by Redrow Homes this beautifully presented modern family home is located in a highly sought after development in Churchbridge within easy reach of the M6 Toll and M54 motorway network.

Presented to an excellent standard and offering spacious accommodation the property is perfect for any growing family.

To the front a driveway offers parking for three cars. On entry, a welcoming hallway has a guest cloakroom and access to the stylish front living room. The impressive, open-plan kitchen/diner is perfect for hosting dinner parties and ideal for families to relax and dine together.

The well-equipped kitchen has integrated appliances and French doors leading out to a recently added conservatory providing an additional sitting room, kids playroom or home office.

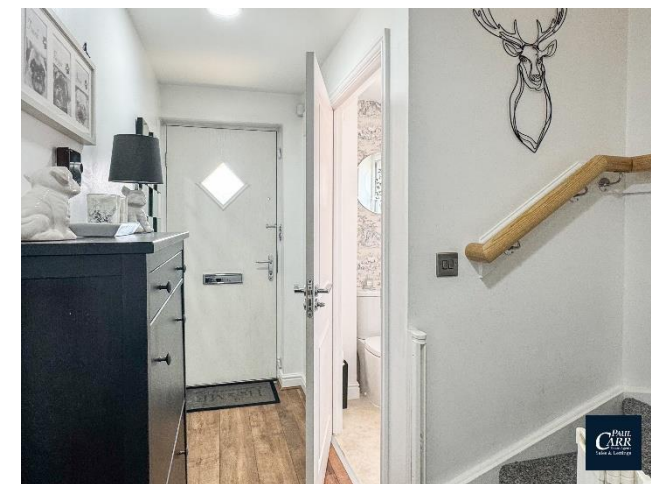
Upstairs the property offers three good-sized bedrooms with the master bedroom having built-in wardrobes and an en-suite shower room.

The family bathroom has a shower over the bath and a feature diamond-shaped window.

The fully enclosed rear garden is safe for children and has a patio area, artificial turf and planters to the borders. A side gate leads to the front driveway.

This fabulous family home needs to be viewed to appreciate the style, space and quality of accommodation on offer.

Call Paul Carr to arrange an appointment today!







## Property Specification

Impressive Redrow Built Family Home  
Beautifully Presented Open Plan Kitchen/Diner  
Stylish Front Living Room  
Conservatory  
Driveway Parking

Hall

WC

Living Room  
4.91m (16'1") x 3.28m (10'9")

Kitchen/Diner  
5.39m (17'8") x 3.13m (10'3")

Conservatory

Landing

Bedroom 1  
3.66m (12') x 2.70m (8'10")

En-suite

Bedroom 2  
3.13m (10'3") x 3.04m (10')

Bedroom 3  
3.22m (10'7") x 2.26m (7'5")

Bathroom

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 1st July 2025

### Viewer's Note:

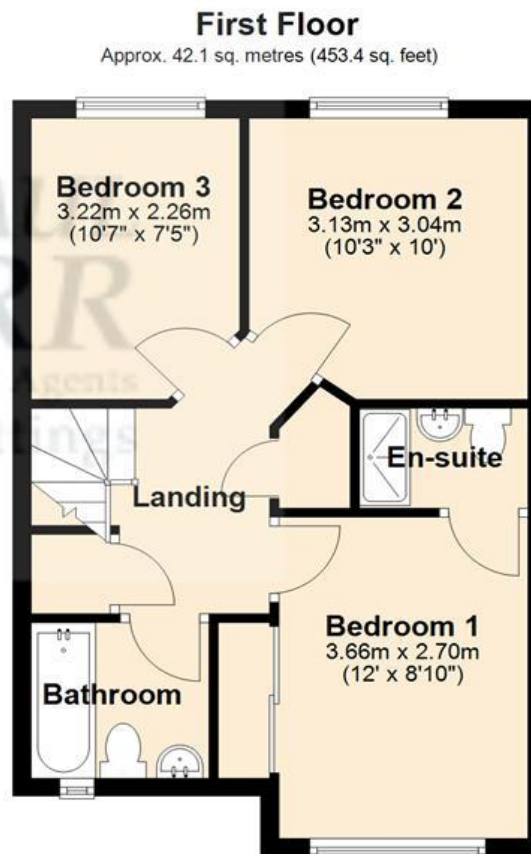
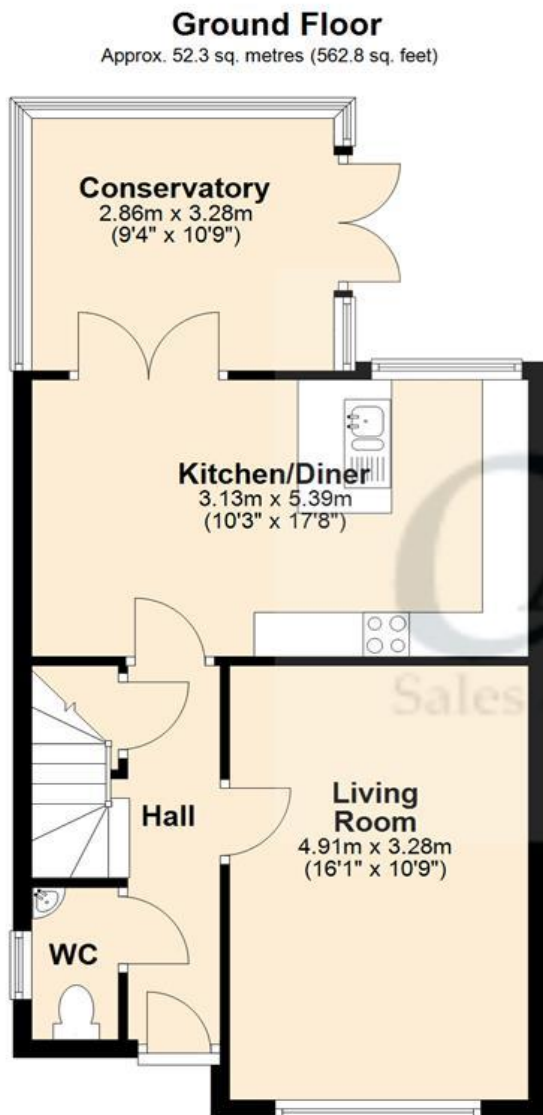
Services connected: Gas, Electric, Water, Drains

Council tax band: C

Tenure: Freehold

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*



Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**