



**3 Bedroom House - Semi-Detached**  
**located on Warwick Road, Coventry**  
**£335,000**

**UP Estates**



**\*\*EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME - POPULAR WOLSTON VILLAGE LOCATION - STUNNING GARDEN WITH OPEN FIELD VIEWS - MULTI-CAR DRIVEWAY & GARAGE WITH POWER - WC & BATHROOM\*\*** This is a fantastic opportunity to purchase a deceptively spacious, extended three bedroom semi-detached family home on Warwick Road. Very briefly comprising; multi-car driveway, front garden, porch, entrance hall, lounge diner, sun room, kitchen breakfast room, utility lobby, WC, garage with power and sizable private garden backing onto field all to the ground floor. On the first floor there are three bedrooms and the family bathroom. Call now to view!

#### **FRONT ASPECT**

Tucked away off of Warwick Road, with walled front garden, multi-car driveway, gated side access and doors to garage and porch.

#### **PORCH**

With double glazed windows and door into entrance hall.

#### **ENTRANCE HALL**

A welcoming entrance hall with stairs ascending to the first floor, central heated radiator and doors leading to accommodation.

#### **LOUNGE DINER**

11'11" x 24'2"

A spacious lounge diner with double glazed windows, central heated radiator, feature fireplace and sliding doors to the sun room.

#### **SUN ROOM**

8'10" x 8'1"

Boasting a range of double glazed windows, central heated radiator and door into the garden.

#### **KITCHEN BREAKFAST ROOM**

10'9" x 9'3"

Having a matching range of wall and base mounted units, work surfaces over, breakfast table, central heated radiator, integrated inset sink with drainer and mixer tap, oven/grill, gas hob, extractor, fridge, freezer and dishwasher. There is a double glazed window and door into utility lobby.

**£335,000**

- EXTENDED SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER WOLSTON LOCATION
- WC & FAMILY BATHROOM
- SIZABLE PRIVATE GARDEN BACKING ONTO FIELD
- GARAGE & MULTI-CAR DRIVEWAY
- THREE BEDROOMS





#### UTILITY LOBBY

With doors to side aspect, WC & garage, having space/plumbing for appliances.

#### WC

4'4" x 4'2"

Boasting low level WC, central heated radiator. hand wash basin and opaque double glazed window.

#### REAR ASPECT

A stunning, spacious and private garden backing onto field, initially paved followed by lawn with mature shrubbery, pond, storage shed, greenhouse and vegetable patch.



#### LANDING

With access to the boarded loft having light and ladder, double glazed window, cupboard and doors leading to accommodation.

#### BEDROOM ONE

10'11" x 11'11"

A double bedroom with integrated wardrobe storage, central heated radiator and double glazed window.



### **BEDROOM TWO**

10'11" x 11'8"

A double bedroom with integrated wardrobe storage, central heated radiator and double glazed window.

### **BEDROOM THREE**

7'6" x 7'2"

A single bedroom with double glazed window and central heated radiator.

### **BATHROOM**

7'4" x 5'6"

Being tiled throughout, including panelled bath with shower over, hand wash basin and WC mounted in vanity unit, central heated towel rail and opaque double glazed window.

### **DISCLAIMER**

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.





Warwick Road, Wolston, Coventry





Total Area: 114.9 m<sup>2</sup> ... 1237 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
6 Orchard Court  
Binley Business Park  
Coventry  
Warwickshire  
CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

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