



**4 Bedroom House - Detached**  
**located on Woodway Lane,**  
**Coventry**  
**Offers In The Region Of £345,000**

**UP Estates**





4



2



2



C

**\*\*FOUR DOUBLE BEDROOMS - MULTI-CAR DRIVEWAY & GARAGE - WORKSHOP WITH POWER TO REAR - TWO BATHROOMS - STUNNING PRIVATE GARDEN - QUIET CUL DE SAC LOCATION - ELECTRIC CAR CHARGE POINT - NEAR UNIVERSITY HOSPITAL\*\*** This beautifully presented detached family home is now available for purchase! Tucked away off of Woodway Lane, just a few minutes drive or less than 15 minute walk from Coventry's University Hospital. There are numerous local supermarkets and shopping facilities. Further local amenities include the Showcase Cinema and Megabowl and major Supermarkets. Local good schools include Caludon Castle, Walsgrave Primary, Frank Whittle Primary School, Ss Peter & Paul Catholic Primary School. For commuters, the M69 & M6 are within easy reach. The property itself very briefly comprises; multi-car driveway, garage with power/electric, working alarm system, entrance hall, kitchen breakfast room, shower room WC, family lounge diner, stunning private garden with decked seating area, and access to the workshop with power/light, there is also an electric car charging point to the side aspect of the property, all to the ground floor. On the first floor off of the landing are four double bedrooms and the family bathroom. Call now to secure a viewing!

#### **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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

## Offers In The Region Of

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- TWO BATHROOMS
- WORKSHOP & SEPARATE GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SIZABLE PRIVATE GARDEN
- QUIET CUL DE SAC LOCATION NEAR UNIVERSITY HOSPITAL
- COUNCIL TAX BAND D & EPC RATING C
- ELECTRIC CAR CHARGING POINT





Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.









Woodway Lane, Coventry





Total Area: 114.6 m<sup>2</sup> ... 1233 ft<sup>2</sup> (excluding workshop with power / light)

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

