



**3 Bedroom House - Detached**  
**located on Larchfields, Coventry**  
**Offers Over £360,000**

**UP Estates**





**\*\*NO ONWARD CHAIN - THREE BEDROOM DETACHED - GENEROUS LIVING SPACE\*\*** Up Estates is delighted to present this three-bedroom detached family home, located in the highly sought-after area of Wolston. This charming property which is in need of some modernisation and is ideally positioned close to an array of local amenities and convenient transport links.

The accommodation offers a well-thought-out layout, including two generously sized reception rooms perfect for both entertaining and everyday living. The ground floor also features a modern, newly fitted kitchen equipped with quality appliances, and a convenient downstairs shower room. Upstairs, you will find three well-appointed bedrooms, each boasting fitted wardrobes that provide ample storage space, as well as a contemporary family bathroom.

Externally, the property is equally impressive, with well-maintained front and rear gardens, a garage, and a driveway that offers off-road parking for several vehicles. This home truly combines comfort, style, and practicality, making it a must-see for prospective buyers.

### FRONT APPROACH

Beautifully landscaped front garden featuring a paved driveway and raised flowerbeds on both sides of the property.

### HALL

With stairs ascending to the first floor and doors leading to the Lounge and Kitchen and also having the additional benefit of having under stair storage space

### RECEPTION ROOM

8'10" x 15'2"

Spacious lounge area featuring a central heated radiator, a double-glazed window, and a traditional fireplace as a focal point.

### RECEPTION ROOM

15'2" x 19'10"

Spacious lounge area with a central heated radiator, double-glazed windows, and floor-to-ceiling doors leading to the rear.

### KITCHEN

7'11" x 14'6"

Newly fitted kitchen, showcasing a sleek array of gloss wall and base units paired with elegant roll-top work surfaces. The kitchen includes a stainless steel sink with a drainer and modern mixer tap, ample space and plumbing for both a washing machine and dishwasher, as well as designated areas for additional appliances.

**Offers Over  
£360,000**

- THREE BEDROOM DETACHED
- LOCATED IN WOLSTON
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- WELL MAINTAINED FRONT AND REAR GARDENS
- INTEGRAL GARAGE





### **SHOWER ROOM**

4'10" x 6'10"

Benefiting from a fully tiled shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and double glazed opaque window.

### **GARDEN**

A generously sized private rear garden featuring a paved seating area, followed by a well-maintained lawn, all enclosed by sturdy fencing along the boundaries.

### **LANDING**

With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.

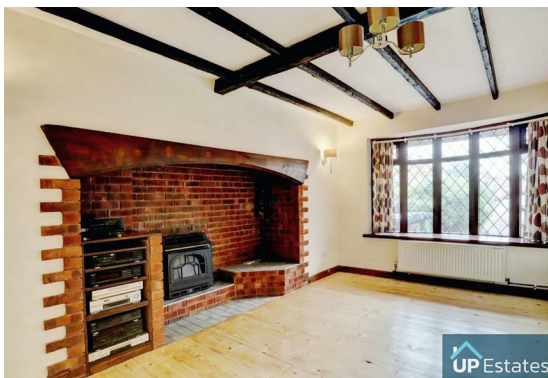
### **BEDROOM ONE**

8'5" x 14'8"

Having a central heated radiator and double glazed window to the front aspect.

### **BEDROOM TWO**

Having a central heated radiator and double glazed window to the rear aspect.







### **BEDROOM THREE**

6'5" x 8'2"

Having a central heated radiator and double glazed window to the front aspect.

### **GARAGE**

Having power and lighting and an up-and-over door.

### **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.



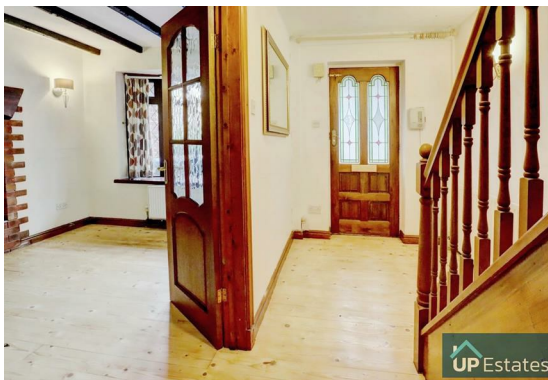
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

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







Larchfields, Wolston, Coventry







## CONTACT

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