



**3 Bedroom House - Detached**  
**located on Woods Piece, Coventry**  
**£350,000**

**UP Estates**





\*\*\*\*BEAUTIFUL FAMILY HOME\*\*\*\* \*\*FOUR BEDROOM DETACHED WITH LARGE CONSERVATORY\*\* Here is a fantastic opportunity to purchase this modern family home which is located on Woods Piece and is well presented throughout! The property benefits from a converted garage which acts as a fourth bedroom/ home office whilst having two additional reception rooms and a large conservatory.

A viewing is essential to really appreciate all that is on offer with this property and how the layout really works; in brief the property comprises; Hallway, Breakfast Kitchen, Utility, Dining Room, Lounge, Shower Room, Bedroom Four/ Study and Conservatory to the Ground Floor. To the first floor there are Three Double Bedrooms, Bedroom One having Ensuite and Dressing Area and a Family Bathroom. Externally there is a rear garden with a patio area and a driveway to the front of the property.

#### 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.

£350,000

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- BEDROOM FOUR/ STUDY TO GROUND FLOOR
- THREE BATHROOMS
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN
- LARGE CONSERVATORY





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









Woods Piece, Keresley End, Coventry





Total Area: 143.7 m<sup>2</sup> ... 1547 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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