



3 Bedroom House - Semi-Detached
located on Main Street, Coventry
£395,000

UP Estates



£395,000

- STUNNING CHARACTERFUL FAMILY HOME
- SOUTH WEST FACING MATURE GARDEN WITH OUTBUILDINGS
- MODERN KITCHEN WITH GRANITE WORKTOPS
- NO FORWARD CHAIN
- KARDEAN FLOORING
- THREE DOUBLE BEDROOMS
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- COUNCIL TAX BAND D

**** No Forward Chain - Beautifully Presented, Double Fronted, Characterful Three Double Bedroom Home - Spacious South/West Facing Mature Garden With Outbuildings - Highly Sought After Village Location ****

The Gable is a beautifully maintained and improved character property with many original features, whilst being sympathetically modernised to create a comfortable and spacious family home with three double bedrooms. The property very briefly comprises of open plan social dining room with gas burner and Kardean Flooring, flowing through to the kitchen which boasts Granite worktops, integrated washing machine, fridge, freezer, gas hob, oven, extractor & microwave. Following this is the separate family living room boasting multi-fuel log burner. On the first floor there are large walk-in wardrobes in both of the two first floor bedrooms and significant eaves storage in the third bedroom. All bedrooms benefit from being doubles, and the family bathroom is also well proportioned. We have been advised by the vendors that their energy cost are forecasted by Octopus Energy at £90 per month, including standing charges for the next year.

The Gable benefits from large, mature gardens with several fruit trees, lawns and a vegetable patch. The property doesn't have a water meter which is a bonus for gardeners. The large garden cabin has solid flooring as well as two further outbuildings at the rear of the property. There is also ample room to create off street parking if desired, but parking has never been an issue for the owners. Finally, there is great community spirit throughout the thriving local villages!

LOCATION

The location is just fantastic, this spacious home is located in the heart of the highly desirable Warwickshire village of Brandon. Being well placed for everyday quality amenities and with Leamington Spa, Coventry, Rugby and Warwick all close by you're very well connected here.

The property is well located to explore Ryton Pools, Draycote Water, Brandon Marsh Nature Reserve and Coombe Abbey Country Park, ideal for dog walkers and for days out with the children!

For commuters, the property is conveniently located close to the A45 which provides easy access to the M45, M6 and M69. The central location offers a good choice of railway travel from Coventry and Rugby whilst offering easy access to Birmingham International Airport.

This spacious family home benefits from easy access to an excellent network of local public, grammar and private schools. Notably, Princethorpe is home to Princethorpe College and Rugby offers the option of Rugby School which is one of the oldest and most prestigious private schools in the UK.

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 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.





Main Street, Brandon, Coventry





Total Area: 104.6 m² ... 1126 ft² (excluding eaves storage)

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
T: 024 7771 0780

 **UP** Estates