

**3 Bedroom House - Semi-Detached**  
**located on Wheelwright Lane,**  
**Coventry**  
**£350,000**

**UP Estates**





**\*\* SPACIOUS SOUTH EAST FACING CORNER PLOT!! | EXTENDED THREE-BED SEMI-DETACHED WITH FURTHER POTENTIAL TO EXPAND STPP | ASH GREEN LOCATION | GARAGE & DRIVEWAY | WC, UTILITY & BATHROOM | THREE WELL PROPORTIONED BEDROOMS | FANTASTIC USABLE LOFT SPACE \*\***

Situated on Wheelwright Lane in the popular Ash Green area of Coventry, this extended, beautifully presented, three-bedroom semi-detached home occupies a generous south/east facing corner plot, offering both immediate space and scope for future extension (subject to planning). With easy access to Junction 3 of the M6, the A444, and local shops and schools, the location is ideal for families and commuters alike.

Inside, the property is well laid out for flexible family living. The ground floor features a bright and spacious living room that flows into the dining area, while the kitchen provides plenty of cupboard and worktop space. A separate sitting room adds versatility, perfect for a playroom, office, or additional reception space. A utility room and downstairs WC complete the ground floor.

Upstairs, there are three generously sized bedrooms, all well-proportioned, along with a family bathroom.

Externally, the home boasts a beautifully maintained front garden that enhances its kerb appeal. The rear garden is equally impressive — spacious, well-kept, and featuring a patio area ideal for outdoor dining and summer house included for the new owner. There is also access to the garage and a two-car driveway, providing secure and convenient parking.

The loft space boasts a skylight window, accessed via a pull down ladder, it has been plastered, painted, carpeted and benefits from power and light!

## IMPORTANT NOTE TO PURCHASERS

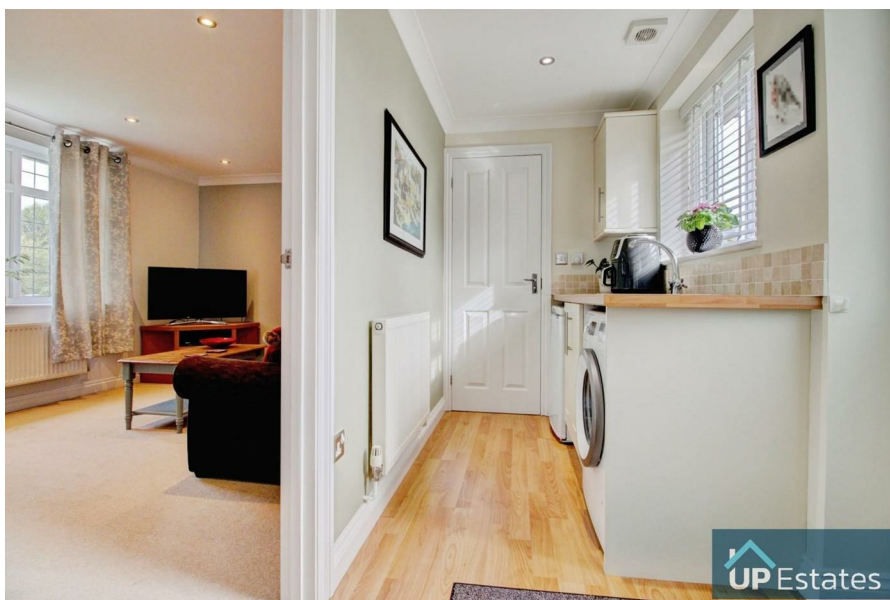
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

# £350,000

- EXTENDED THREE-BED SEMI-DETACHED HOME
- GENEROUS CORNER PLOT WITH FURTHER POTENTIAL TO EXTEND (STPP\*)
- LARGE LIVING ROOM THROUGH TO DINING AREA
- KITCHEN WITH AMPLE STORAGE + SEPARATE SITTING ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- THREE DOUBLE BEDROOMS + FAMILY BATHROOM
- BEAUTIFULLY MAINTAINED FRONT & REAR GARDENS
- GARAGE & DRIVEWAY FOR TWO VEHICLES
- POPULAR ASH GREEN LOCATION CLOSE TO LOCAL SHOPS & SCHOOLS
- EXCELLENT TRANSPORT LINKS TO A444, M6 & COVENTRY CITY CENTRE



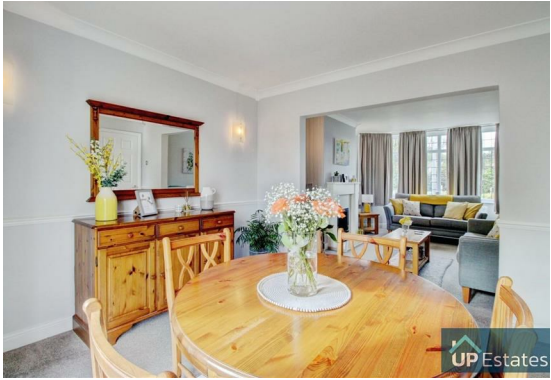


vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.

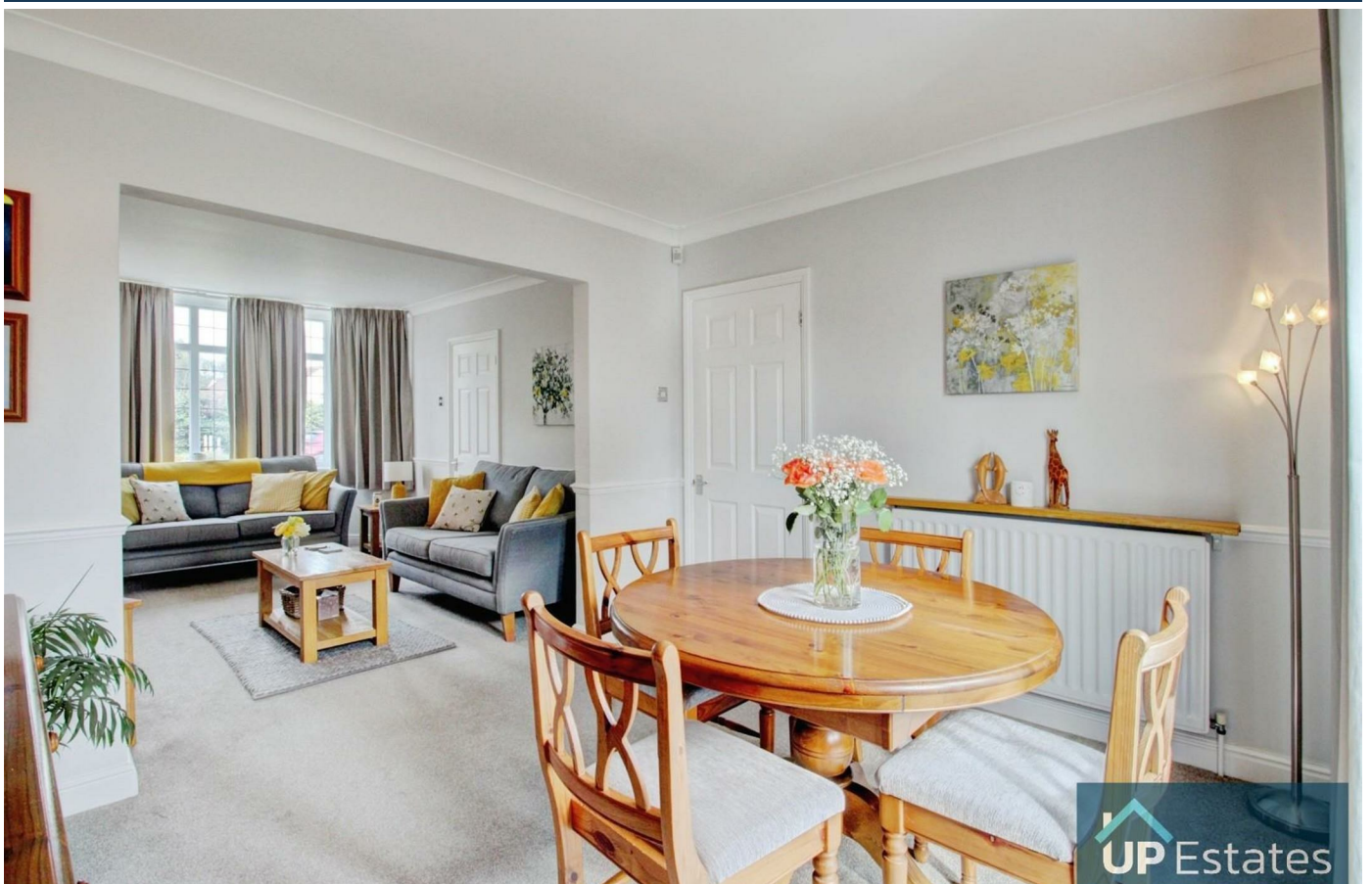








Wheelwright Lane, Ash Green, Coventry





Total Area: 114.9 m<sup>2</sup> ... 1237 ft<sup>2</sup> (excluding garage with power / light)

All measurements are approximate and for display purposes only

## CONTACT

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