

**4 Bedroom House - Detached**  
**located on Rollings Drive, Coventry**  
**Offers Over £400,000**

**UP Estates**





## Offers Over £400,000

- BEAUTIFULLY PRESENTED DETACHED FAMILY RESIDENCE
- FOUR WELL PROPORTIONED BEDROOMS
- TWO BATHROOMS, WC & UTILITY ROOM
- SOUGHT AFTER BRAMBLES DEVELOPMENT
- LARGE SOUTH/WEST FACING PRIVATE GARDEN
- VIEWING IS ESSENTIAL!

**\*\* IMMACULATELY PRESENTED DETACHED FOUR BEDROOM FAMILY HOME - SPACIOUS NON-OVERLOOKED SOUTH/WEST FACING GARDEN - GARAGE & DRIVEWAY - FANTASTIC LOCATION \*\*** Stunning Four-Bedroom Detached Home – Immaculately Presented Family Home on The Brambles Development, Wyken, Coventry

Welcome to Rollings Drive, Coventry – a beautifully maintained and spacious four-bedroom detached family home, located in the highly sought-after Brambles development in Wyken. This exceptional property offers modern, flexible living throughout and is ideal for families seeking comfort, space, and convenience.

Set on a generous plot, the home boasts a large, well-maintained south/west facing rear garden, perfect for outdoor entertaining and family life. Internally, the property is immaculately presented, featuring a welcoming entrance hall, a stylish guest WC, and a light-filled lounge that flows through to a separate dining area – ideal for hosting guests.

The modern kitchen is complemented by a practical utility room, offering additional storage and functionality. Upstairs, you'll find four generously sized bedrooms, including a superb master bedroom with en-suite, and a contemporary family bathroom.

Additional highlights include:

Sizable detached property on a quiet residential street

Spacious driveway and garage

### 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

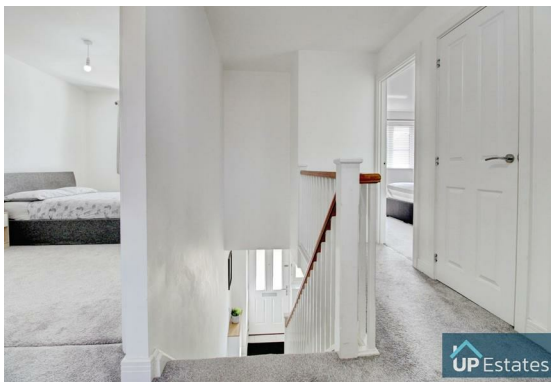
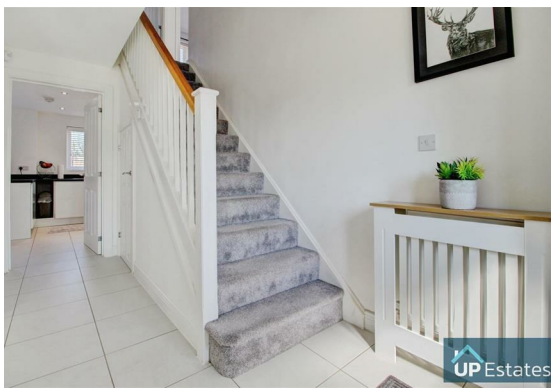
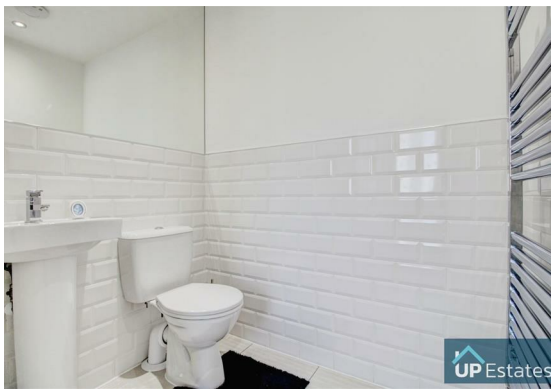




vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.

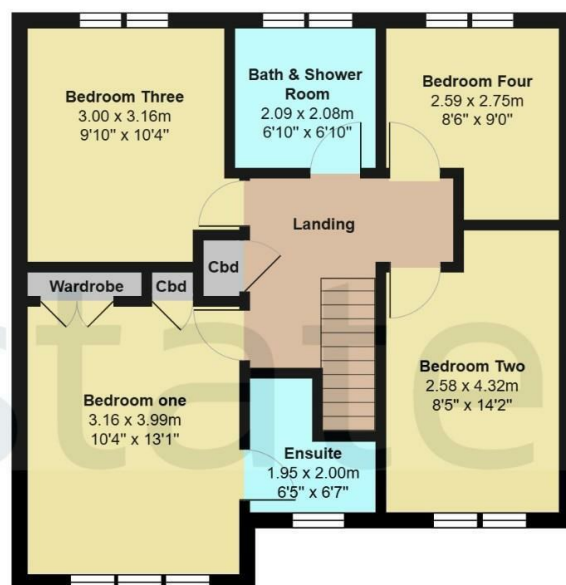






Rollings Drive, Coventry





Total Area: 122.4 m<sup>2</sup> ... 1318 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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