

**4 Bedroom House - Detached**  
**located on Rollings Drive, Coventry**  
**Offers Over £390,000**

**UP Estates**





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**\*\*GARAGE & DRIVEWAY - DETACHED FOUR BEDROOM FAMILY RESIDENCE - TWO BATHROOMS, UTILITY & WC - IMMACULATLY PRESENTED THROUGHOUT - HIGHLY SOUGHT AFTER BRAMBLES DEVELOPMENT NEAR UNIVERSITY HOSPITAL\*\*** This is an exceptional opportunity to purchase a bright and spacious, double fronted, four bedroom detached family home on Rollings Drive. This beautiful home very briefly comprises; multi-car driveway, garage (with power/light), entrance hall, family living room, kitchen diner, utility room, WC, rear garden, landing, four bedrooms, ensuite to bedroom one and the family bathroom! The property also benefits from a range of dual aspect windows. Located in The Brambles development in Coventry, built in 2018 this larger than average property would be ideal for a family upsizing. The driveway boasts parking for multiple vehicles, whilst the garage boasts power/light and boarding for storage in the eaves! Located close to the University Hospital with easy access to M6 motorway links & a wide range of amenities - Call immediately to view!

## Offers Over £390,000

- LARGER THAN AVERAGE DETACHED FAMILY HOME
- GARAGE WITH POWER/LIGHT & STORAGE
- TWO BATHROOMS, WC & UTILITY
- FOUR BEDROOMS
- SOUGHT AFTER LOCATION CLOSE TO UNIVERSITY HOSPITAL
- MULIT-CAR DRIVEWAY





## 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.

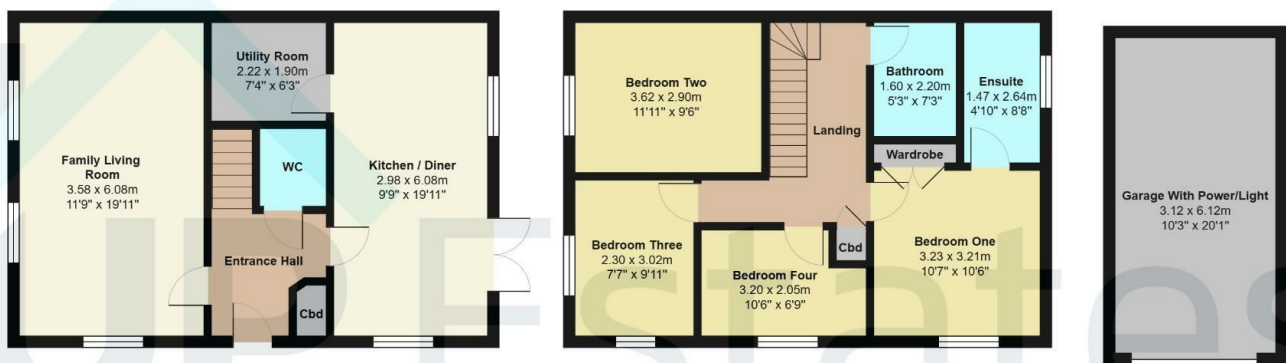
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Rollings Drive, Coventry





Total Area: 110.4 m<sup>2</sup> ... 1188 ft<sup>2</sup> (excluding garage with power/light)

All measurements are approximate and for display purposes only

## CONTACT

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