







4 Bedroom House - Detached

located on Julius Way, Nuneaton

£350,000

UP Estates

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£350,000

- FOUR BEDROOM DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS
- MODERN OPEN-PLAN KITCHEN/ DINER WITH FRENCH DOORS TO THE GARDEN
- SEPARATE UTILITY ROOM AND CONVENIENT GROUND FLOOR WC
- CONTEMPORARY FAMILY BATHROOM
- TWO PRINCIPLE BEDROOMS WITH PRIVATE EN-SUITES
- DETACHED SINGLE GARAGE FOR SECURE PARKING AND ADDITIONAL STORAGE
- TANDEM DRIVEWAY PARKING FOR TWO CARS
- HIGHLY SOUGHT AFTER CV11 LOCATION WITH WELL REGARDED SCHOOLS
- EXCELLENT ROAD LINKS VIA THE A5, M69 AND M6 FOR COMMUTES

FOUR BEDROOM DETACHED FAMILY HOME | TWO ENSUITES | OPEN PLAN KITCHEN/DINER | DETACHED GARAGE & TANDEM DRIVEWAY | HIGHLY SOUGHT AFTER CV11 LOCATION

Situated within the highly sought after CV11 area of Nuneaton, this well-proportioned three-storey detached home offers versatile accommodation arranged over three floors, making an ideal home for growing families.

The ground floor begins with a bright entrance hallway providing access to the main living areas, including a comfortable living room to the front of the property. The open-plan kitchen/diner is positioned to the rear and benefits from French Doors opening directly onto the garden, creating a great space for both everyday living and entertaining. A separate utility room and convenient ground floor WC complete this level. Moving to the first floor, there are three bedrooms, including the second bedroom with its own ensuite, together with a family bathroom. The second floor boasts the principle spacious bedroom with built-in wardrobe storage and a second ensuite, making this a perfect private retreat from busy family life.

Externally, the property benefits from a rear garden with direct access from the kitchen/diner. To the rear, there is a detached single garage with tandem driveway parking for two vehicles, providing excellent off-road parking and additional storage.

The property is ideally positioned for access to a range of well-regarded local schools, everyday amenities and excellent road links, including the A5 and M69, making it well placed for commuting across the surrounding areas.

With its flexible three-storey layout, four bedrooms, two ensuites, garage and parking, this is a practical family home in a popular Nuneaton location and definitely needs viewing so get booked in now.





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.



While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested



by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Julius Way, Nuneaton





Total Area: 106.5 m² ... 1146 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790