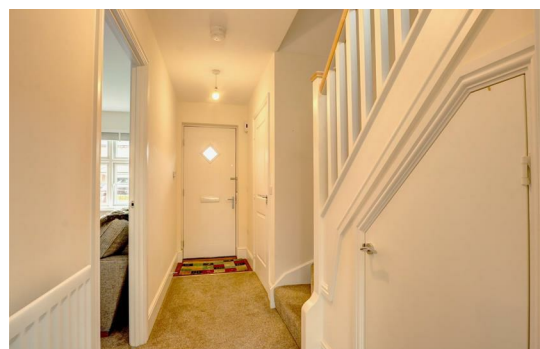




3 Bedroom House - Semi-Detached
located on Birch Ground Close,
Rugby
Offers Over £320,000

UP Estates



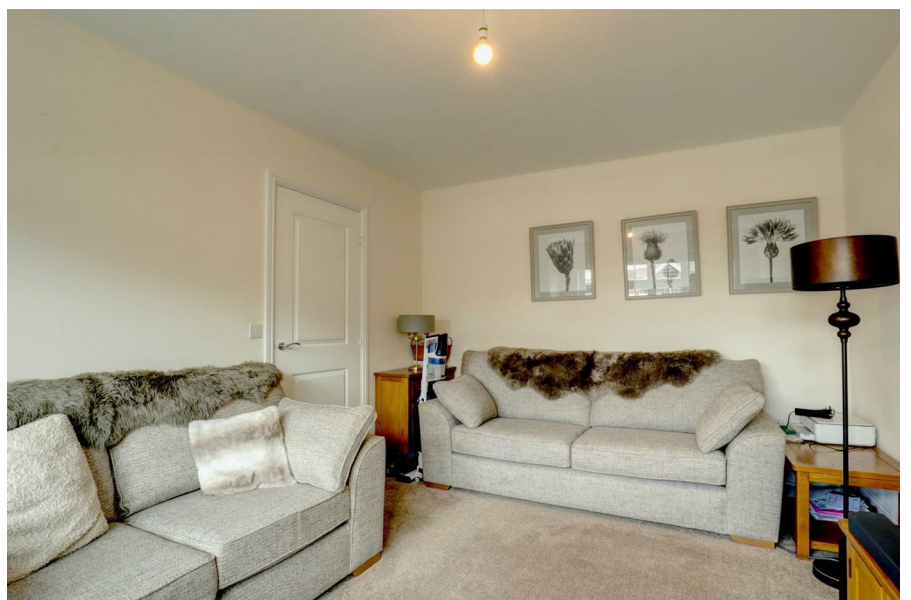
****REDROW BUILT SEMI - BEAUTIFUL**

ARCHITECTURE - NEWBUILT CIRCA 2021 - THREE BEDROOMS (ONE EN-SUITE) - SOCIAL OPEN

KITCHEN DINER** Want to live in Houlton - who doesn't! Fancy having an elite gym training facility like David Lloyd just round the corner? Looking for a thriving new community with shops, restaurants and schools all on the doorstep? If you want all this, but don't have a £500k plus budget that much of the surrounding area falls into, then this one is for you! With convenient driveway parking for two, side by side, an upgraded rear garden and having had just one single occupant owner - this home is effectively brand new with upgrades already done! **CHECK OUT THE FLOORPLAN** and give us a call today to arrange your viewing.

Offers Over £320,000

- BEAUTIFUL SEMI DETACHED
- THREE BEDROOMS (ONE EN-SUITE)
- GROUND FLOOR WC + UTILITY CUPBOARD
- DRIVEWAY PARKING FOR MULTIPLE CARS SIDE BY SIDE
- QUIET CUL DE SAC POSITION
- ATTRACTIVE REAR GARDEN
- SOCIAL OPEN PLAN LIVING KITCHEN DINER
- SOUGHT AFTER HOULTON LOCATION
- REDROW BUILD HOME CIRCA 2021





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.

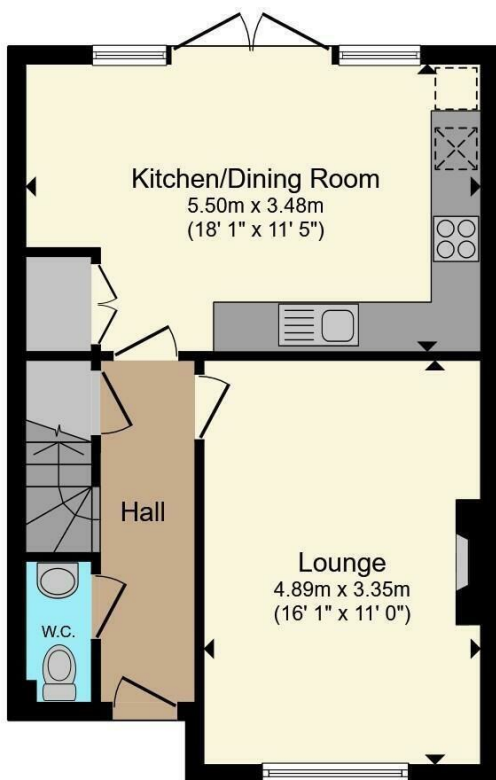
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



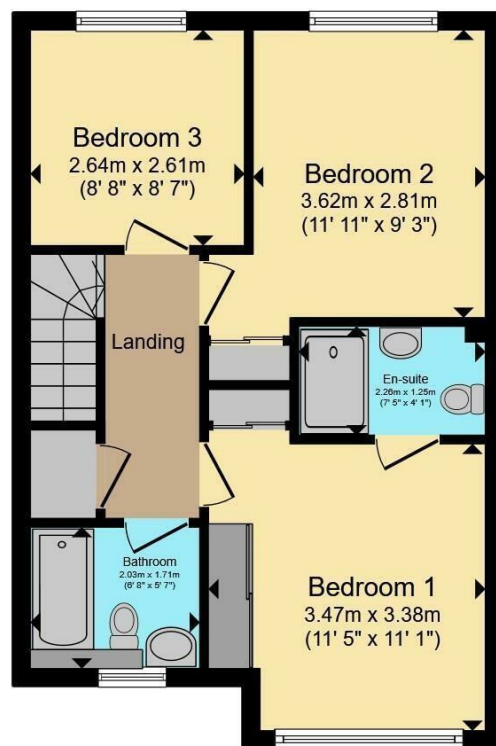


Birch Ground Close, Houlton, Rugby





Ground Floor



First Floor

Total floor area 89.5 m² (963 sq.ft.) approx

CONTACT

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