



**4 Bedroom House - Detached**  
**located on Elmdene Close,**  
**Coventry**  
**£440,000**

**UP Estates**



**\*\*STUNNING FOUR BEDROOM FAMILY HOME IN SEMI-RURAL AREA OF WOLSTON** - Spacious & Versatile Family Living | Four Generous Bedrooms | En-Suite Principal Bedroom | Multiple Reception Rooms | Utility Room | Garage | Private Driveway | Beautiful Garden

Set within the sought-after semi-rural village of Wolston, this stunning four-bedroom family home offers spacious, versatile accommodation throughout and is well-presented allowing new owners to simply move in and enjoy. From the moment you step inside, the property offers a warm and welcoming feel, with generous living spaces designed perfectly for modern family life.

The entrance hallway leads through to the bright and airy dining room, providing an ideal setting for family meals, celebrations and entertaining guests. Adjacent is the characterful living room, which enjoys lovely views across both the front and rear aspects of the property. The abundance of natural light creates a relaxing and inviting space for the whole family to unwind. French doors open directly from the living room onto the beautiful rear garden, creating a seamless connection between the indoor and outdoor living spaces and making this a fantastic area for entertaining during the warmer months.

To the rear of the property is a separate and versatile reception room, offering plenty of flexibility to suit the needs of a modern family. Whether used as a home office, playroom, snug or additional reception space, this room provides an excellent opportunity to adapt the home to your lifestyle.

The well-appointed kitchen offers a good range of fitted cabinetry, generous work surfaces and a useful breakfast bar, providing the perfect spot for casual dining and busy morning routines. Completing the ground floor is a convenient WC, along with a separate utility area — an especially desirable feature for busy family households. There is also internal access to the rear of the garage, providing excellent additional storage and practicality.

**£440,000**

- STUNNING FOUR BEDROOM FAMILY HOME IN THE DESIRABLE VILLAGE OF WOLSTON
- SPACIOUS AND VERSATILE ACCOMODATION THROUGHOUT
- THREE USEFUL RECEPTION ROOMS
- WELL APPOINTED KITCHEN WITH BREAKFAST BAR
- SEPARATE UTILITY ROOM AND DOWNSTAIRS WC
- PRINCIPLE BEDROOM WITH PRIVATE EN-SUITE SHOWER ROOM
- PRIVATE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- INTEGRATED GARAGE WITH INTERNAL ACCESS PERFECT FOR ADDITIONAL STORAGE
- BEAUTIFUL REAR GARDEN TO RELAX ALONG WITH MULTIPLE ENTERTAINING AREAS
- READY TO MOVE STRAIGHT IN





Upstairs, the property continues to impress with four generous bedrooms. The principal bedroom benefits from a stunning private en-suite shower room, creating a comfortable and private retreat. The remaining bedrooms are served by a modern family bathroom, complete with both a bath and overhead shower to suit all preferences.

Outside, the property benefits from a private driveway providing off-road parking for multiple vehicles. To the rear is a truly beautiful garden which enjoys plenty of sunshine and offers an excellent combination of lawn, decking and entertaining areas. A sheltered pergola provides a lovely spot to sit and relax, while the lawn offers plenty of space for children and family activities. The decking area is ideal for outdoor dining, entertaining or simply enjoying the garden during the warmer months.



Wolston offers a fantastic balance of village living, while still being well placed for everyday amenities. Local schools, pubs and restaurants are nearby, with supermarkets and further amenities just a short drive away. This is a superb opportunity to acquire a spacious, versatile and beautifully presented family home in a desirable semi-rural location. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

## 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.





Elmdene Close, Wolston, Coventry





Total Area: 121.9 m<sup>2</sup> ... 1312 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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