



**3 Bedroom House - Semi-Detached**  
**located on Glenfield Avenue,**  
**Nuneaton**  
**Offers Over £240,000**

**UP Estates**

**\*\*THREE BEDROOM SEMI-DETACHED HOME IN THE EVER POPULAR AREA OF WEDDINGTON\*\*** -Situated on desirable Glenfield Avenue, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families, first-time buyers, or those looking to upsize.



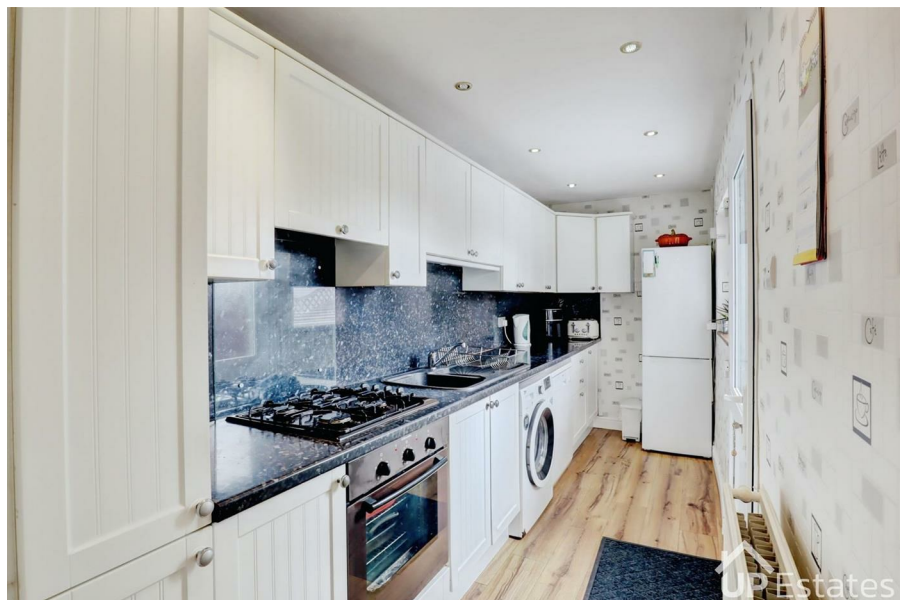
The heart of the home is the impressive open-plan living and dining area, enjoying views to both the front and rear aspects, creating a bright and welcoming space perfect for everyday living, relaxing, and entertaining guests. To the rear of the property is the modern fitted kitchen, complete with built-in units, oven and hob, along with direct access to the rear garden. The entrance to the property is via a practical side access, where there is also a useful storage cupboard, ideal for coats, shoes, or use as a cloakroom space. To the first floor are two generous double bedrooms, both benefiting from built-in wardrobes, offering excellent storage and convenience. The third bedroom is a good-sized single room, ideal as a child's bedroom, nursery, dressing room, or home office. Completing the first floor is the family bathroom, fitted with a bath and overhead shower, catering to all preferences. There is also a loft space providing additional storage space.

Externally, the property enjoys a private driveway to the front, providing off-road parking for two vehicles. A shared side driveway leads to the single garage, offering secure parking for a smaller car or motorbike, as well as further storage. The rear garden has been beautifully maintained and features a lawn, patio seating area, and garden shed, making it a wonderful space to relax or entertain during the warmer months. Located within sought-after school catchment areas, including Higham Lane Secondary School and Weddington Primary School, this superb home is expected to attract strong interest.

Early viewing is highly recommended.

## Offers Over £240,000

- THREE BEDROOM SEMI-DETACHED HOME
- HIGHLY SOUGHT AFTER WEDDINGTON LOCATION
- SPACIOUS OPEN-PLAN LIVING/ DINING ROOM
- MODERN FITTED KITCHEN WITH GAS HOB AND SINGLE OVEN
- LOFT SPACE FOR ADDITIONAL STORAGE
- FRONT DRIVEWAY FOR TWO VEHICLES
- SINGLE GARAGE WITH EXCELLENT STORAGE POTENTIAL TO THE REAR OF THE HOME
- WELL MAINTAINED GARDEN WITH PATIO AND GARDEN SHED
- EXCELLENT SCHOOL CATCHMENTS FOR HIGHAM LANE SECONDARY AND WEDDINGTON PRIMARY
- IDEAL FOR FAMILIES, FIRST TIME BUYERS AND THOSE LOOKING TO UPSIZE





### **IMPORTANT NOTE TO PURCHASERS**

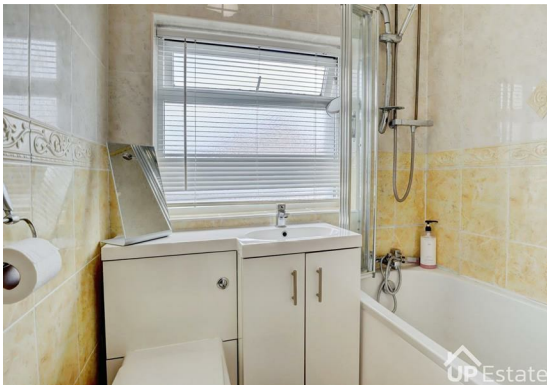
Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

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.





Glenfield Avenue, Nuneaton





Total Area: 95.0 m<sup>2</sup> ... 1023 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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