



3 Bedroom House - Semi-Detached
located on St. Oggs Way, Nuneaton
£320,000

UP Estates

****MODERN THREE BEDROOM SEMI-DETACHED HOME | OPEN PLAN KITCHEN/DINER | ENSUITE | POPULAR CV11 DEVELOPMENT****

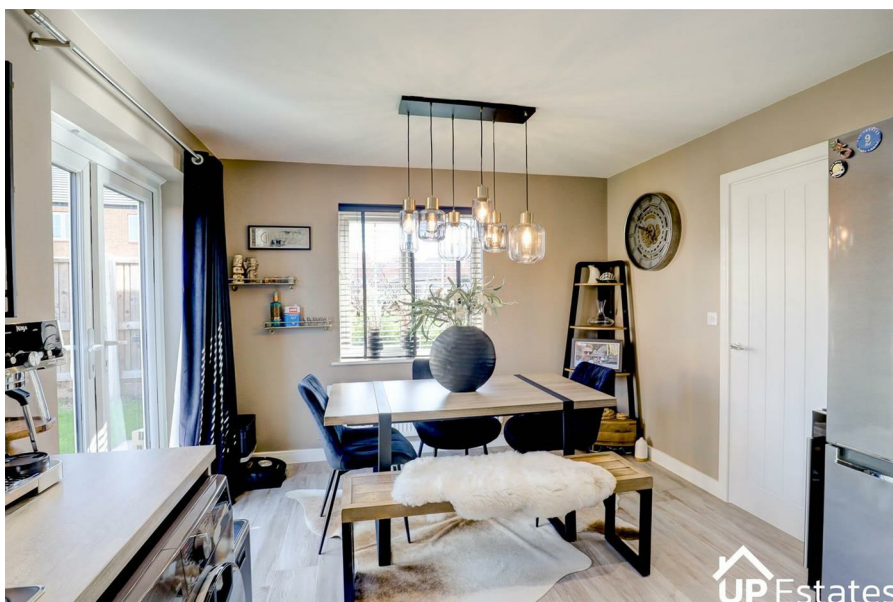
Situated within the popular Royal Park development in CV11, this well-presented three bedroom semi-detached home offers well-planned accommodation ideal for modern family living. The property is conveniently positioned for well-regarded local schools, including Higham Lane Secondary School, together with a range of local shops and everyday amenities.

On entering, the hallway provides access to the principal ground floor rooms, along with a useful downstairs WC and understairs storage. The comfortable living room benefits from plenty of natural light and views. The open plan kitchen/diner provides a sociable space for everyday living and entertaining, with French doors opening directly onto the private garden and creating a natural connection between inside and outside. To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from its own private ensuite, while the remaining bedrooms are served by the family bathroom, which is fitted with a bath and overhead shower.

Outside, the private rear garden is an excellent space to relax during the warmer months, entertain family and friends but still have plenty of space for family activities also. The property is situated within a popular well-established residential development and benefits from excellent road connections, with the A5, M6 and M69 all providing convenient links for commuters. With its practical layout, ensuite facilities and sought-after CV11 location, this home is well suited to families, professional's and those looking for easy access to local amenities and major transport routes.

£320,000

- MODERN THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS OPEN-PLAN KITCHEN/ DINER
- COMFORTABLE LIGHT FILLED LIVING ROOM TO RELAX AND ENJOY
- PRINCIPLE BEDROOM WITH A PRIVATE ENSUITE
- CONTEMPORARY FAMILY BATHROOM WITH A BATH AND OVERHEAD SHOWER
- GROUND FLOOR WC AND UNDERSTAIRS STORAGE
- PRIVATE REAR GARDEN TO ENJOY YEAR ROUND WITH FRIENDS AND FAMILY
- CLOSE TO HIGHAM LANE SECONDARY SCHOOL
- LOCAL TO A RANGE OF SHOPS AND AMENITIES
- EXCELLENT TRANSPORT LINKS VIA THE A5, M69 AND M6 FOR COMMUTES





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.

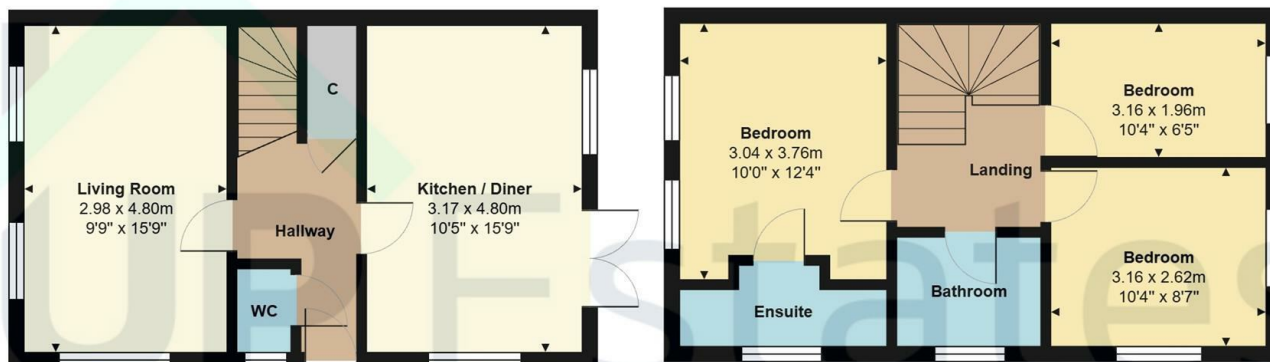
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





St. Oggs Way, Nuneaton





Total Area: 80.5 m² ... 866 ft²

All measurements are approximate and for display purposes only

CONTACT

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