







3 Bedroom House - Detached

located on Ashleigh Drive, Nuneaton

£325,000

UP Estates

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£325,000

- NO UPWARD CHAIN
- SPACIOUS THREE BEDROOM DETACHED FAMILY HOME IN THE HIGHLY SOUGHT AFTER CV11 AREA
- BRIGHT AND SPACIOUS LIVING ROOM WITH FRENCH DOORS TO THE GARDEN/ PATIO AREAS
- MODERN KITCHEN WITH EXCELLENT POTENTIAL TO PERSONALISE
- GROUND FLOOR WC, PERFECT FOR BUSY HOUSEHOLDS
- PRINCIPLE BEDROOM WITH ITS OWN PRIVATE EN-SUITE SHOWER ROOM
- CONTEMPORARY FAMILY BATHROOM
- LARGE QUADRUPLE GARAGE/ WORKSHOP WITH EXCELLENT DEVELOPMENT OPPORTUNITIES (STPP)
- DRIVEWAY PARKING FOR MULTIPLE CARS
- PERFECT FOR FAMILIES, CAR ENTHUSIASTS OR HOME BUSINESSES

Spacious Three Bedroom Detached Family Home | No Upward Chain | Large Quadruple Garage/Workshop | Highly Sought-After CV11 Location

Offered to the market with No Upward Chain, this spacious three-bedroom detached family home occupies a fantastic position within the highly sought-after area of Crowhill. Boasting generous living accommodation, a substantial detached quadruple garage/workshop and excellent potential, this is a rare opportunity for families, car enthusiasts or buyers looking for additional workspace or future development potential (STPP).

Upon entering the property, you are welcomed by a bright and inviting entrance hallway that leads through to the impressive living room. Flooded with natural light from multiple windows and French doors opening onto the rear garden, this spacious room provides the perfect setting for relaxing with family, entertaining guests or accommodating a dining area for special occasions. The modern kitchen offers a range of built-in units and generous worktop space, making it ideal for everyday cooking and meal preparation. It also presents an excellent opportunity for buyers wishing to personalise the space and create their dream kitchen. Completing the ground floor is a convenient WC, an invaluable addition for busy family life.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom benefitting from its own private en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom featuring a bath with overhead shower and stylish glass shower screen.





Outside, the property truly comes into its own. The substantial detached quadruple garage/workshop offers exceptional versatility and enormous potential for vehicle storage, a workshop, home business or future conversion/development, subject to the necessary planning permissions. The enclosed rear garden features attractive planted borders alongside a patio area, creating an ideal space for outdoor dining and entertaining throughout the warmer months. A generous driveway provides off-road parking for multiple vehicles in addition to the extensive garage space.



Situated within the ever-popular Crowhill area, this fantastic home enjoys excellent access to local amenities, schools and transport links, making it an ideal choice for growing families and those seeking both space and convenience.

Early viewing is highly recommended to fully appreciate everything this unique home 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.

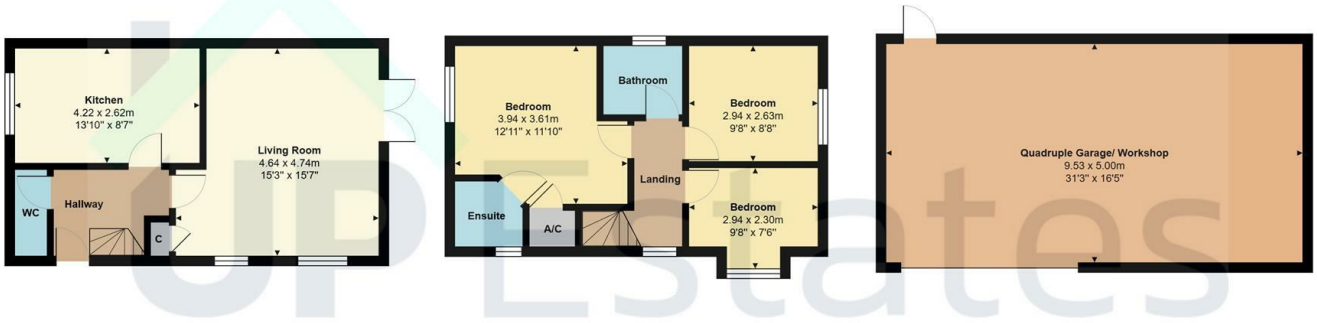
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by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

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



Ashleigh Drive, Nuneaton





Total Area: 78.1 m² ... 841 ft² (excluding double garage)

All measurements are approximate and for display purposes only

CONTACT

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