



4 Bedroom House - Terraced
located on Manor Estate, Coventry
£335,000

UP Estates

**** EXTENDED & DECEPTIVELY SPACIOUS FAMILY HOME – FOUR BEDROOMS, TWO BATHROOMS & WC – LARGE SOUTH-FACING GARDEN – PRIVATE COURTYARD – SOUGHT-AFTER WOLSTON VILLAGE LOCATION – NO ONWARD CHAIN ****

Situated in the highly desirable village of Wolston, this deceptively spacious and extended four-bedroom family home offers versatile accommodation ideal for modern family living and is available with no onward chain!

Very briefly, the property features a multi-car driveway with step or ramp access, into the welcoming entrance hall leading to a generous wrap-around lounge/dining room, which flows seamlessly into an extended sun room overlooking and providing access to the private courtyard and impressive south-facing rear garden. The kitchen serves the home, benefiting from integrated appliances including a gas hob, extractor hood and oven, together with space for additional appliances. A standout feature is the spacious ground-floor double bedroom with en-suite shower room, offering an excellent solution for multi-generational living, guest accommodation or enhanced privacy. A WC off of the lounge completes this floor.

Upstairs, there are three further well-proportioned bedrooms and a family bathroom. Externally, the property boasts a multi-vehicle driveway to the front, while the generous south facing rear garden and private courtyard provide fantastic outdoor space for relaxing and entertaining.

There is a sizable unobstructed loft space accessed via a pull down ladder, being insulated and partly boarded - Allowing further potential to extend subject to the relevant planning permissions.

Offering excellent potential for its next owners to personalise and enjoy, this charming home must be viewed to be fully appreciated.

£335,000

- NO FORWARD CHAIN
- LARGE SOUTH FACING GARDEN, PLUS PRIVATE COURTYARD
- FOUR SPACIOUS BEDROOMS
- TWO BATHROOMS & WC
- MULTI-CAR DRIVEWAY
- SPACIOUS FLEXIBLE FAMILY LIVING
- SOUGHT AFTER WOLSTON LOCATION
- VIEWING IS ESSENTIAL!





LOCATION

Wolston village is well positioned between Leamington Spa, Rugby and Coventry, whilst being located close to the A45 and Fosse Way, providing good access to the M1, M6, M69 and M40. Wolston is a delightful location, with its picturesque church, fields & brook. It offers many local amenities including Doctors, a Primary School, a community centre, two churches, two public houses, Post Office/supermarket. The village has a wide variety of local community groups together with village events like the annual duck race. With many walks from the door, nearby you will also find the River Avon, Brandon Marsh Nature Reserve, Brandon Woods, Ryton Pools & Coombe Abbey.

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.

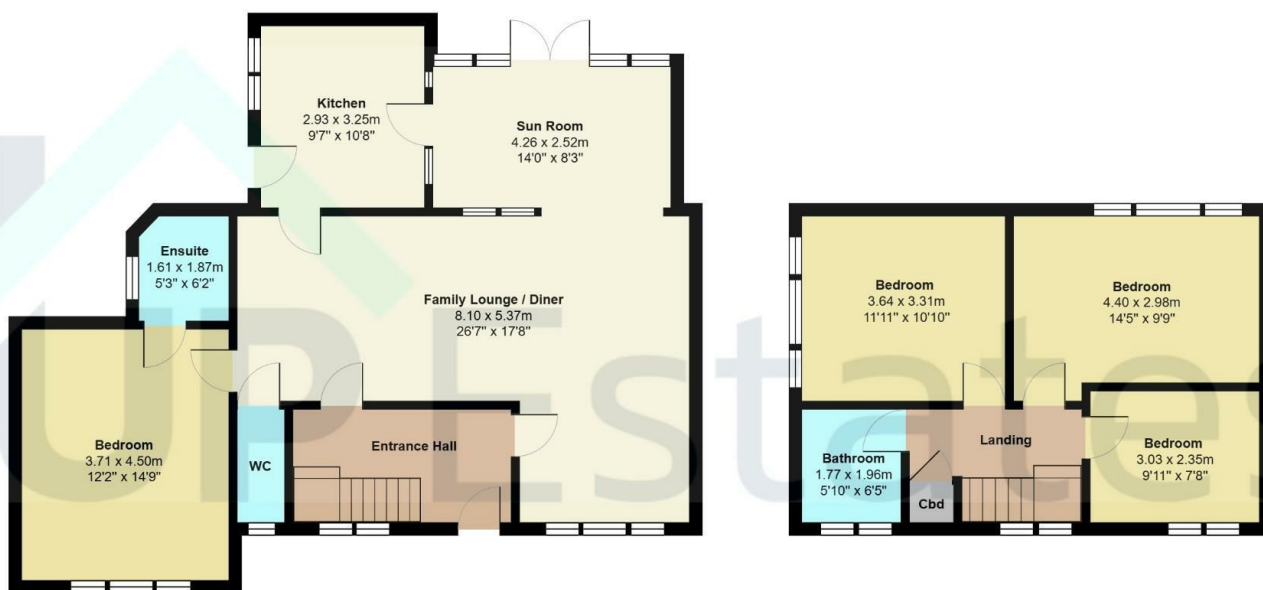


Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Manor Estate, Wolston, Coventry





Total Area: 132.1 m² ... 1422 ft²

All measurements are approximate and for display purposes only

CONTACT

41 Regent Street
Rugby
CV21 2PE

E: rugby@upstates.co.uk
T: 01788 729922

UP Estates