



3 Bedroom House - Detached
located on Mill Close, Coventry
Offers Over £350,000

**UP Estates**



**** IMMACULATEDLY PRESENTED, THREE DOUBLE BEDROOM, DETACHED FAMILY HOME - SPACIOUS SOUTH FACING GARDEN WITH SHED AND SIDE ACCESS - WC, ENSUITE & BATHROOM - QUIET CUL DE SAC IN SOUGHT AFTER VILLAGE OF WOLSTON - GARAGE WITH POWER.LIGHT & DRIVEWAY **** This is an exceptional opportunity to purchase a turn-key, detached family home, tucked away in Mill Close, Wolston, this beautifully maintained property very briefly comprises of; driveway, garage with power/light, entrance hall, kitchen (including washing machine, dishwasher, oven, hob & extractor), followed by the family lounge/diner, WC and beautiful south facing rear garden with gated side access, all to the ground floor. On the first floor off of the landing are three well proportioned double bedrooms, all with integrated wardrobe storage, bedroom one boasts ensuite shower room, and the family bathroom serves the remaining residents or guests. Call immediately to secure a viewing!

Offers Over £350,000

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- SOUTH FACING PRIVATE GARDEN
- THREE DOUBLE BEDROOMS WITH STORAGE
- DRIVEWAY & GARAGE WITH POWER/LIGHT
- TUCKED AWAY IN QUIET CUL DE SAC
- 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.



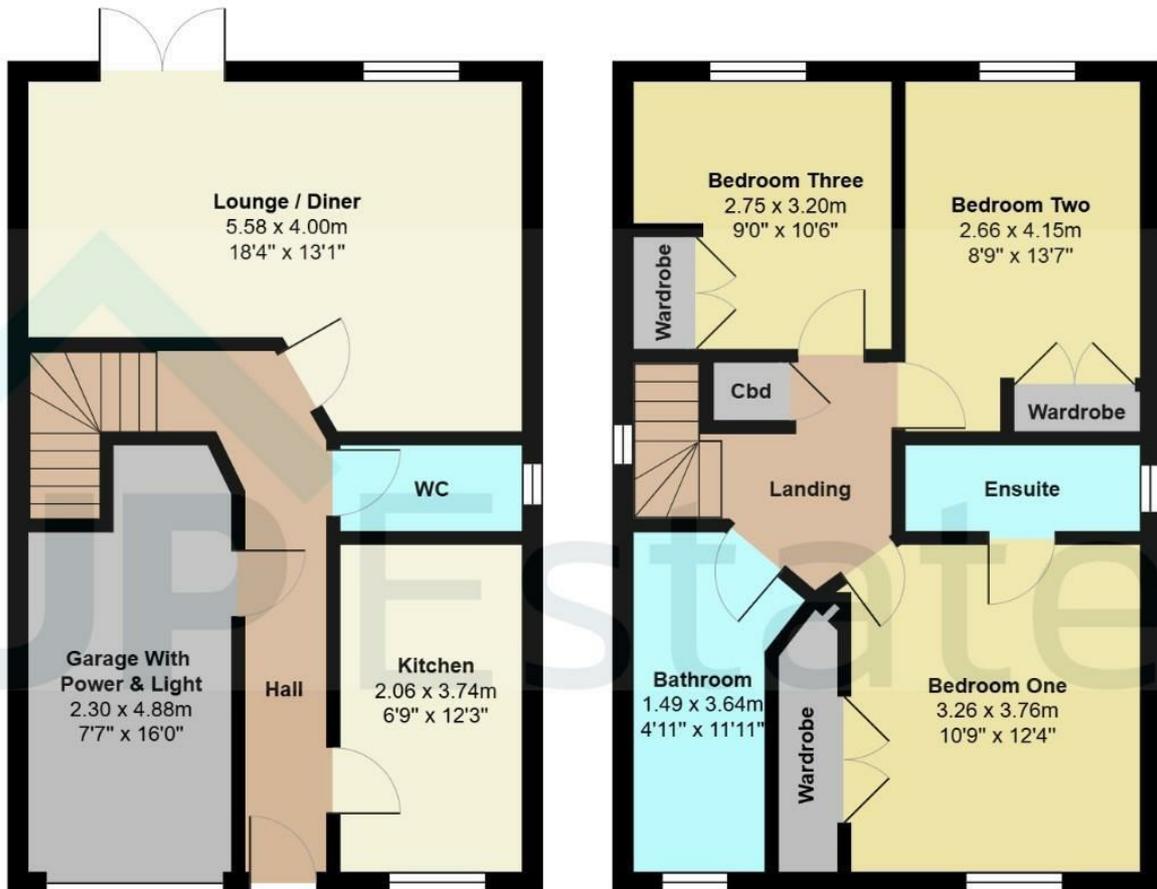
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by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

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



Mill Close, Wolston, Coventry





Total Area: 102.5 m² ... 1104 ft²

All measurements are approximate and for display purposes only

CONTACT

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