



**3 Bedroom House - Semi-Detached**  
**located on Wheelwright Lane,**  
**Coventry**  
**£350,000**

**UP Estates**





STUNNING THREE-BEDROOM SEMI-DETACHED HOME | OPEN-PLAN LIVING | LARGE REAR GARDEN | DOUBLE GARAGE & CARPORT | NO UPWARD CHAIN | OWNED SOLAR PANELS - generating circa £2,000 per annum of income

Situated on Wheelwright Lane in Ash Green, close to Prologis Country Park and offering easy access to the A444, Arena Shopping Park, and Coventry Arena Train Station, this beautifully presented three-bedroom semi-detached home combines generous living space with excellent outdoor facilities.

The ground floor features a spacious open-plan lounge/diner, filled with natural light from the bay window and offering ample space for both relaxing and dining. Double doors lead through to a snug, creating a flexible additional living area overlooking the rear garden. The long, modern galley kitchen is finished to a high standard and provides plenty of storage and workspace. A downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, including two large doubles and a spacious single, along with a family bathroom.

Externally, the property benefits from a driveway for multiple vehicles and a small front garden. Along the side of the home is a large carport spanning the full length of the property. To the rear, you'll find a generous garden and a substantial double garage with electrics, offering excellent potential for use as a workshop, home office, or possible annex (subject to permissions).

£350,000

- STUNNING THREE-BEDROOM SEMI-DETACHED HOME
- SPACIOUS OPEN-PLAN LOUNGE/DINER WITH BAY WINDOW
- NO UPWARD CHAIN
- HIGH-SPEC MODERN GALLEY KITCHEN
- DOWNSTAIRS WC
- TWO LARGE DOUBLE BEDROOMS & ONE SPACIOUS SINGLE
- DRIVEWAY FOR MULTIPLE VEHICLES
- FULL-LENGTH SIDE CARPORT
- OWNED SOLAR PANELS - generating circa £2,000 per annum of income
- DOUBLE GARAGE WITH ELECTRICS (POTENTIAL ANNEX USE)





## 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.







Wheelwright Lane, Ash Green, Coventry







Total Area: 144.0 m<sup>2</sup> ... 1550 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

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