



4 Bedroom House - Detached
located on Coventry Road,
Bulkington
Offers In The Region Of £525,000

UP Estates



****LOOKING FOR A FAMILY HOME ON ONE OF BULKINGTON'S MOST SOUGHT AFTER ROADS**** Superb opportunity to purchase this impressive, spacious detached residence, recently renovated throughout and ready for you to move in with your furniture! With driveway parking for multiple vehicles, private rear garden with proper GARDEN ROOM/STUDIO WITH SHOWER AND WC, as well as sprawling ground floorplan offering three separate reception room sitting areas, flexible and flowing for diverse usage needs.

Some of the standout features and upgrades, include internal oak doors throughout, oak and glass staircase, new flooring throughout, and open plan living kitchen diner which is the centre of the home. In brief the property comprises: Entrance Hall, Lounge, Living Kitchen Diner, Conservatory, WC Utility Room and Integral Garage Store to the Ground Floor. There is a Landing, Four Bedrooms (One En-Suite), and Spacious Family Bathroom to the First Floor. Externally there is a modern, insulated and all year round usable garden room/studio with good sized dimensions, bifold doors to garden, and Shower Room/WC offering vast scope and potential.

NO CHAIN, AND READY TO MOVE INTO NOW - GIVE US A CALL TO ARRANGE YOUR VIEWING

PROPERTY INFORMATION SUMMARY

Council Tax Band: D

Local Authority: Nuneaton & Bedworth

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 1850.00 sqft

Heating System: Gas Central Heating

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied

Offers In The Region Of

- NO CHAIN SALE
- EXTENDED, RENOVATED DETACHED RESIDENCE
- FOUR BEDROOMS (ONE ENSUITE)
- DRIVEWAY PARKING & GARAGE STORE
- GARDEN ROOM/STUDIO WITH SHOWER
- OPEN PLAN LIVING KITCHEN DINER
- HIGH SPECIFICATION THROUGHOUT
- SOUGHT AFTER ROAD IN BULKINGTON





upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form



which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Coventry Road, Bulkington





All measurements are approximate and for display purposes only

CONTACT

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