



3 Bedroom House - Semi-Detached
located on Wiclif Way, Nuneaton
£240,000

UP Estates



NO UPWARD CHAIN - THREE BEDROOM SEMI-DETACHED HOME | GENEROUS REAR GARDEN WITH FAR-REACHING VIEWS | PRIVATE DRIVEWAY & DETACHED GARAGE

Situated on Wiclif Way in Nuneaton, this three bedroom semi-detached home offers well-proportioned accommodation, a generous two-tier rear garden with excellent views over the adjoining allotments and beyond. The property provides an excellent opportunity for a buyer looking to put their own stamp on a home, with plenty of potential throughout.

The property welcomes you via a useful entrance porch leading into the hallway, which provides access to the principal ground floor rooms and stairs to the first floor. The spacious living room enjoys a pleasant outlook and provides a comfortable main reception space, while the separate dining room is positioned to the rear and benefits from sliding patio doors opening directly onto the rear patio and garden. The kitchen is fitted with a range of wall and base units and also enjoys lovely views, making it a practical space with scope for further improvement to suit individual tastes and requirements.

To the first floor are three well proportioned bedrooms, comprising two double rooms alongside a further single bedroom, together with the family bathroom. The landing also provides access to a useful storage cupboard, while the layout offers flexibility for a growing family, first time buyer or those looking to improve and modernise a property over time.

Externally, the rear garden is a particular feature, with a patio area immediately outside the dining room leading onto a generous lawned garden arranged over two levels. The elevated position provides fantastic views across the allotments and beyond. To the front is a private driveway offering parking for multiple vehicles, while the detached single garage provides secure parking for a smaller vehicle or useful additional storage.

£240,000

- NO UPWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOME
- BRIGHT AND AIRY LIVING ROOM
- SEPARATE DINING ROOM WITH PATIO DOORS TO THE GARDEN
- KITCHEN WITH WONDERFUL VIEWS TO THE GARDEN AND BEYOND
- PRIVATE DRIVEWAY FOR MULTIPLE VEHICLES WITH A DETACHED SINGLE GARAGE
- GENEROUS TWO-TIER REAR GARDEN
- CLOSE TO LOCAL SHOPS, SCHOOLS AND A RANGE OF AMENITIES
- EXCELLENT POTENTIAL TO MAKE THIS HOME YOUR OWN
- GOOD ROAD LINKS TO NUNEATON TOWN CENTRE, A444, M6 AND SURROUNDING AREAS





The property is conveniently located close to local shops, schools and a range of everyday amenities, making this a practical location for a variety of buyers. With its generous garden, good accommodation and far-reaching outlook, this is a home offering plenty of potential and is well worth viewing.

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.





Wiclif Way, Nuneaton





Total Area: 83.8 m² ... 902 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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