







3 Bedroom House - Semi-Detached

located on Church Hill Close, Hinckley

Offers In The Region Of £250,000

UP Estates

3

2

1

C

Offers In The Region Of

- NO UPWARD CHAIN
- BRAND NEW BOILER
- HIGHLY SOUGHT-AFTER WOLVEY VILLAGE LOCATION
- QUIET CUL-DE-SAC CLOSE TO VILLAGE AMENITIES & PRIMARY SCHOOL
- SPACIOUS LIVING ROOM WITH FRENCH DOORS TO GARDEN
- KITCHEN/BREAKFAST ROOM WITH AMPLE STORAGE
- DOWNSTAIRS WC
- WELL-MAINTAINED REAR GARDEN WITH PATIO
- DRIVEWAY FOR TWO VEHICLES + DETACHED GARAGE

NO UPWARD CHAIN | THREE-BED SEMI-DETACHED HOME | SOUGHT-AFTER WOLVEY VILLAGE | DRIVEWAY & GARAGE | BRAND NEW BOILER!

Tucked away on Church Hill Close, in the heart of the ever-popular village of Wolvey, this three-bedroom semi-detached home offers a fantastic opportunity for families, first-time buyers, or downsizers. The property enjoys a quiet cul-de-sac position just a short walk from Wolvey village square, where you'll find everyday amenities including a convenience store, pharmacy, post office, pubs, and a well-regarded primary school. Excellent road links via the M6, M69, A5, and A46 make this an ideal base for commuting to Coventry, Hinckley, Leicester, and beyond.

Inside, the ground floor comprises a welcoming entrance hallway, a spacious living room with French doors leading out to the rear garden, a kitchen/breakfast room with plenty of storage, and a downstairs WC for added convenience.

Upstairs, there are two generous double bedrooms and a good-sized single, all served by a family bathroom.

Externally, the property benefits from a well-maintained rear garden, mainly laid to lawn with patio space for outdoor dining. To the side, a private driveway provides off-road parking for two vehicles and leads to a detached garage, offering further storage or workshop potential.

With no upward chain and positioned in one of Warwickshire's most desirable villages, this property represents a rare opportunity to secure a family home in a prime location.





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 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.



Church Hill Close, Wolvey, Hinckley





Total Area: 80.0 m² ... 861 ft² (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
T: 024 7771 0790