

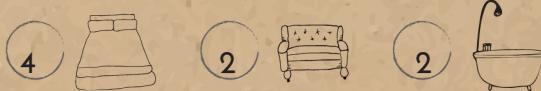



EDWARDS

ESTABLISHED 2002
- 38 -

**UBIQUE AVENUE
MEON VALE CV37 8WQ**

FOR STARTERS



OFFERS OVER
£550,000

MAIN COURSE

This beautiful four-bedroom detached family home, built by the renowned Charles Church just 11 years ago, offers spacious, modern living throughout. Perfectly positioned on one of the most sought-after spots within the development, the property sits at the end of a peaceful cul-de-sac surrounded by other executive detached homes and enjoys a lovely open aspect overlooking a green space to the front. It's an impressive and very attractive home from the outside, with great kerb appeal and a sense of space and privacy.

To the front, there is a large block-paved driveway providing ample parking for up to six cars, together with a detached double garage with power and lighting, ideal for secure parking or additional storage. There is also gated side access leading to the rear garden, offering both convenience and practicality for family life.

Stepping inside, the property immediately feels bright and welcoming. The entrance hallway is particularly impressive, with high ceilings and a lovely open layout that gives an immediate sense of space. The staircase is set back opposite the front door, with a useful under stairs storage cupboard and WC.

To the left of the hallway is a spacious living room, featuring a large front window that floods the room with natural light and offers lovely views over the green space opposite. On the opposite side of the hallway is another good-sized reception room, currently set up as a home office but equally well suited as a formal dining room, playroom or snug, depending on your needs.

Glazed double doors open through to the heart of the home – a stunning, open-plan kitchen, dining and family area that truly makes this property stand out. This room has been designed with both family life and entertaining in mind. The kitchen itself is beautifully finished, featuring a range of quality units providing excellent storage, fully integrated appliances, along with a breakfast bar and seating area that's perfect for casual dining or morning coffee. There's plenty of room for a large dining table and a comfortable seating area, creating a versatile space where everyone can come together. Two sets of large French doors open directly onto the patio and rear garden, allowing light to flood into the room and creating a wonderful indoor-outdoor flow during the warmer months.

Just off the kitchen is a separate utility room with additional cupboard space, and plumbing for a washing machine, as well as a side door that leads out to the driveway – ideal for muddy boots or easy access when unloading shopping.

Upstairs, the property continues to impress. All four bedrooms are genuine double rooms, making this a perfect layout for families. The master bedroom is a real highlight, featuring large built-in wardrobes and a stylish, modern en-suite shower room with tiled walls, walk-in shower, wash



basin and WC. The second bedroom also includes floor-to-ceiling fitted wardrobes, offering excellent storage, while the third and fourth bedrooms are generous in size and ideal as children's rooms, guest bedrooms or even an additional office or hobby space. The family bathroom is finished to a high standard, with a separate bath and shower cubicle, wash basin and WC – providing both practicality and comfort.

Outside, the rear garden is a fantastic size, south-facing and enclosed, offering both privacy and plenty of sunshine throughout the day. A large patio area stretches across the back of the house, providing the perfect space for outdoor dining and entertaining, while the neatly kept lawn offers plenty of space for children to play. A garden shed provides additional storage, and there is a side door into the double garage, along with a gate giving direct access to the driveway.

This home offers the perfect balance of modern comfort, space and practicality, with all the benefits of a newer build combined with a lovely, established setting. It's extremely rare to find a property of this size and quality in such a desirable position – overlooking the green, on a quiet cul-de-sac, and surrounded by similar executive homes.

If you're looking for a spacious, well-designed family home within easy reach of local schools, amenities, and commuter links, this property really does tick all the boxes. Early viewing is highly recommended to fully appreciate everything it has to offer.

Estate Charges:

The property is subject to an estate management charge payable to a third-party management company. The current charge is £334 per year. Please note that this charge may be reviewed and varied by the management company in accordance with the terms of the estate management agreement. Further details are available on request.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - B



South Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



Heating System
Gas Central Heating



Tudor Grange Academy
Lower Quinton Primary

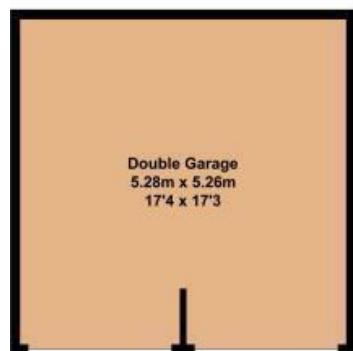
WHY NOT TAKE
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Ubique Avenue

Total Approx. Floor Area 172.89 Sq.M. (1861 Sq.Ft.)

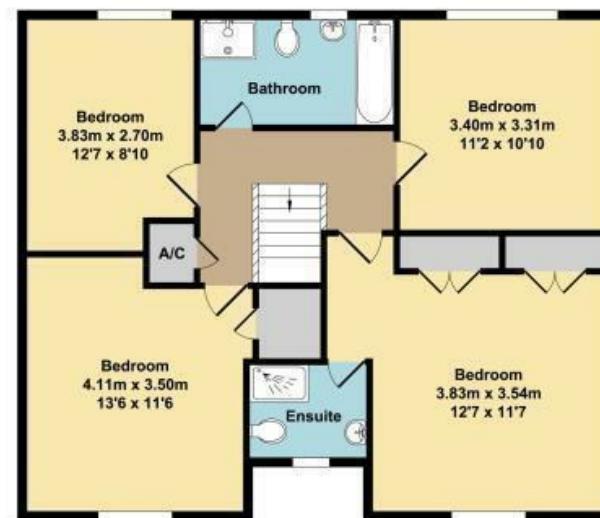
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garage
Approx. Floor
Area 27.77 Sq.M.
(299 Sq.Ft.)



Ground Floor
Approx. Floor
Area 72.56 Sq.M.
(781 Sq.Ft.)



First Floor
Approx. Floor
Area 72.56 Sq.M.
(781 Sq.Ft.)

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