

3 ULLSWATER ROAD

BINLEY, CV3 2DH

- 3 Bedroom Semi Detached Property
- Immaculately Presented Throughout
- Close To The Hospital



THE PROPERTY

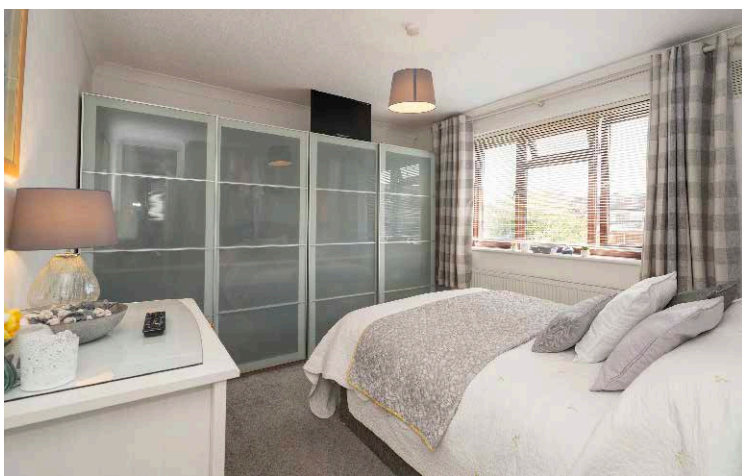
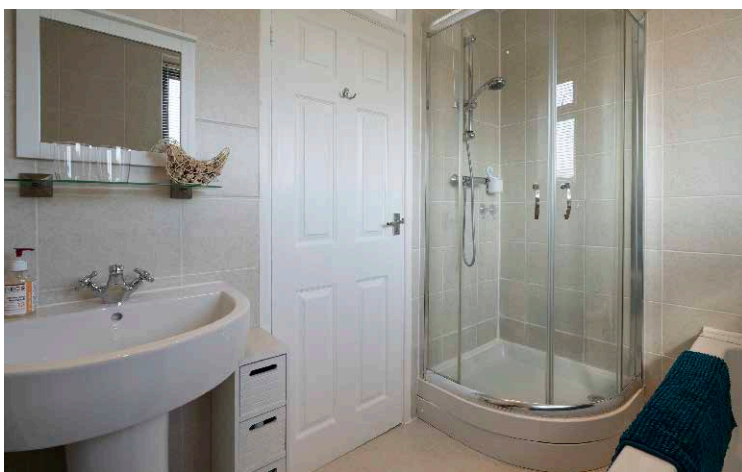
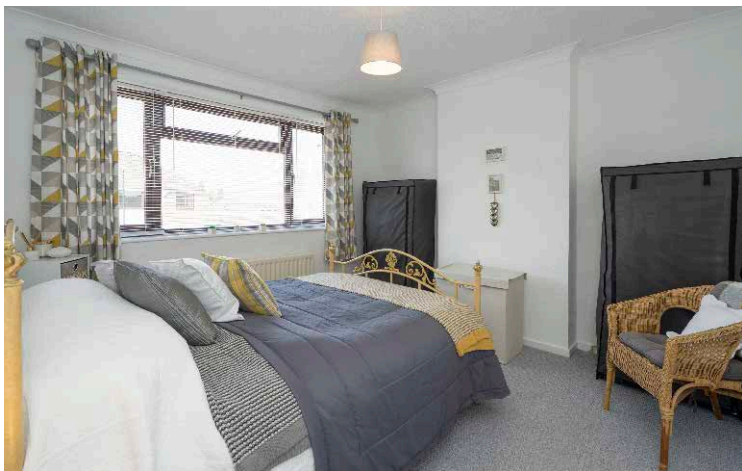
We are delighted to bring to market this immaculately presented semi detached home located in Binley close to all amenities and University Hospital. The house has been very well maintained to include gas central heating, double glazing, and modern decor throughout. The property has been extended to the rear to include a family room overlooking the garden, and a utility area with a downstairs cloakroom with w.c. The property has a good sized rear garden which is south east facing, garage and driveway.

In brief the accommodation comprises, entrance hall, living room with feature fireplace, family room, fully fitted modern kitchen leading into a utility area, cloakroom with w.c. To the first floor accommodation you have bedroom one to the front elevation and further double bedroom to the rear, family bathroom with modern fittings including a shower cubicle and a bath, a further smaller bedroom to the front.

To the rear of this lovely home you have a good sized south east facing garden, with a patio area perfect for entertaining, mainly laid to lawn with borders with various plants, shrubs and trees, garden shed. To the side of the garden you have access to your garage. To the front you have a block paved driveway with direct access to the garage.

We expect high demand for this property to book a viewing please call our friendly team in Coventry on 02476 010105.





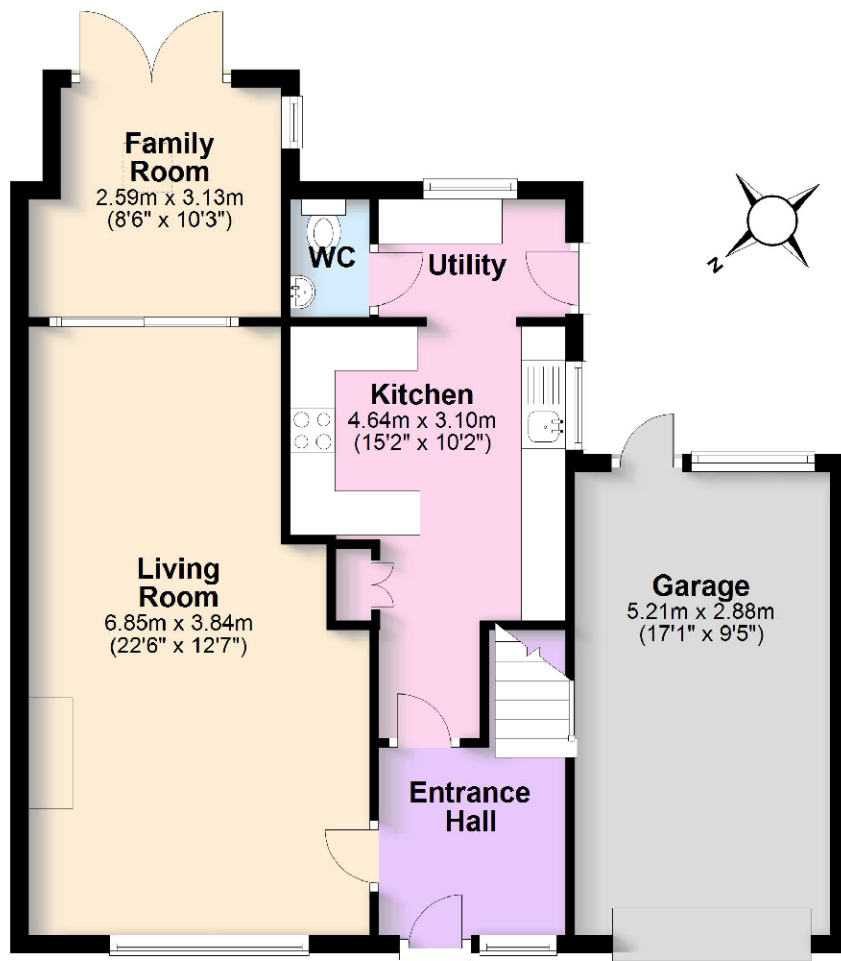
THE LOCATION

Ullswater Road is located within easy access to the A444, A46, M6 and the Walsgrave Road. The Warwickshire Shopping Park, Morrisons and TGI Fridays are situated just over 1.5 miles away.

Many good Schools including Caludon Castle Secondary School, Richard Lee and Ravensdale Primary serve the area, with Ernesford Grange Primary, Ernesford Grange Community Academy and Riverbank Academy within walking distance. Local conveniences can also be found within a short distance. University Hospital is also less than 1.5 miles away. Coombe Abbey Country Park can be found 2 miles away and is a very popular and attractive leisure destination for families.

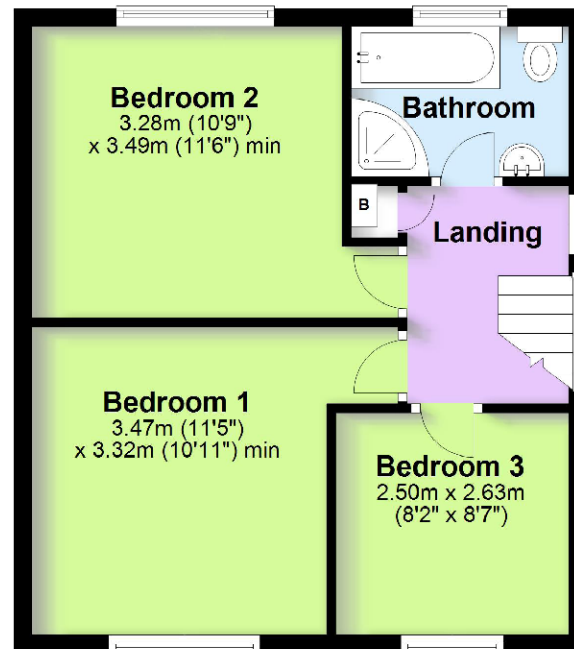
Ground Floor

Approx. 69.4 sq. metres (746.6 sq. feet)



First Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



Total area: approx. 110.7 sq. metres (1191.6 sq. feet)



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