



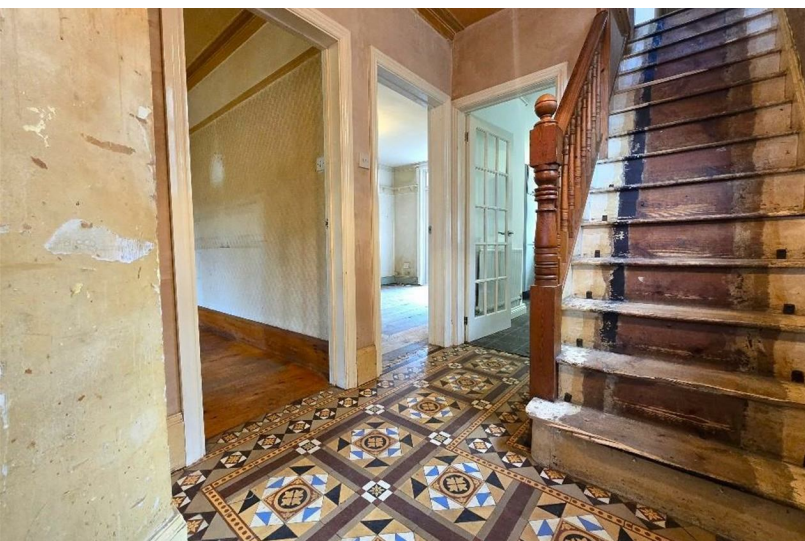
x3



x2



x2



Binley Road, Stoke
Asking Price £225,000



A substantial three-bedroom semi-detached period property offering fantastic potential to modernise and enhance. Ideally situated in a popular and well-connected CV3 area, close to a wide range of amenities, schools, bus routes, University Hospital and easy links into the city centre.

The home features a welcoming hallway with charming original floor tiles, two generous reception rooms including a bay-fronted living room, extended kitchen and a convenient ground floor shower room.

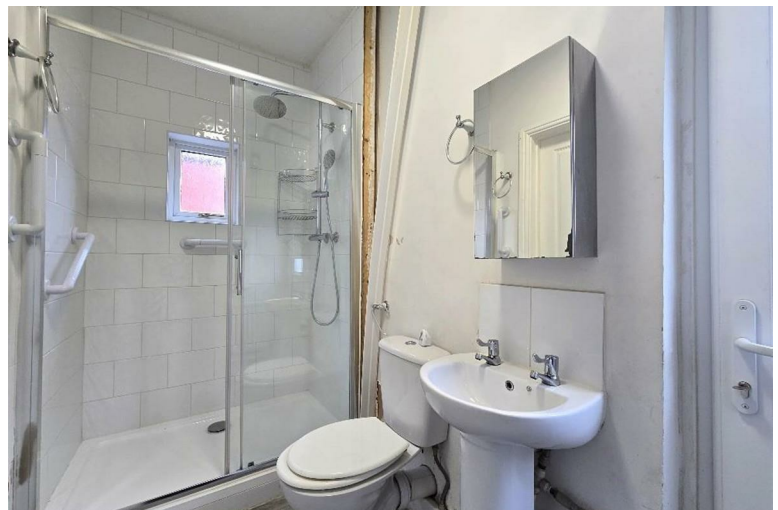
Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, with the main bedroom benefiting from an attractive bay window.

The rear garden is a great size, ideal for families, entertaining or future extensions, while the frontage provides the opportunity to create off-road parking, subject to the necessary consents.

Requiring refurbishment, this home represents a superb project for those looking to put their own stamp on a character property in a thriving location. Offered with vacant possession and no upward chain for a smooth purchase.

A brilliant opportunity to unlock the full potential of a spacious home in an increasingly sought-after area, viewing recommended.

- EPC Rating: TBC
- Spacious three-bedroom semi-detached period home
- Two generous reception rooms
- Extended Kitchen & Ground floor shower room
- Family Barroom
- Front & Rear Gardens
- Gas Central Heating & Double Glazing
- Sold with vacant possession and no upward chain
- Convenient Location
- Council Tax Band: C

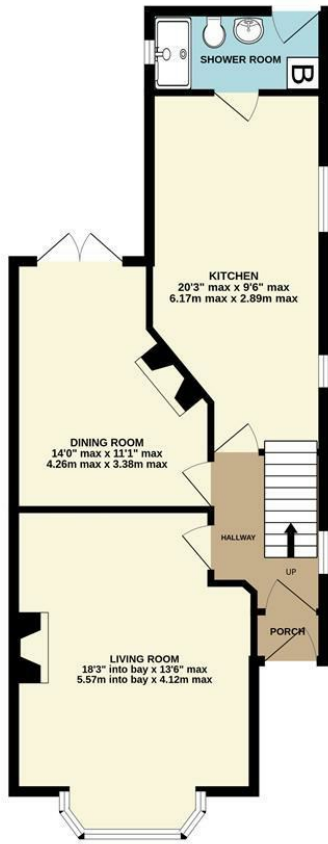






GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Elite Property
Sterling House, 112 Walsgrave Road, Stoke, Coventry, West Midlands, CV2 4ED
Tel: 024 7665 2200
Email: sales@eliteproperty.co
www.eliteproperty.co