

**5 Bedroom House - Semi-Detached**  
**located on Binley Road, Coventry**  
**Offers Over £495,000**

**UP Estates**



Offers Over  
£495,000

- **\*\*TAKE THE 3D VIRTUAL TOUR\*\***
- NO CHAIN
- SEVEN BATHROOMS
- FOUR RECEPTION ROOMS
- DOUBLE GARAGE & DRIVEWAY
- SAUNA HOUSE, OFFICE, & HOT TUB
- FIVE DOUBLE BEDROOMS
- EXCEPTIONALLY SPACIOUS
- FANTASTIC CONDITION THROUGHOUT
- SOUGHT AFTER LOCATION

**\*\*NO CHAIN\*\*FIVE DOUBLE BEDROOMS\*\*SEVEN BATHROOMS\*\*DOUBLE GARAGE & MULTI-CAR DRIVEWAY\*\*SAUNA HOUSE, HOT TUB & OFFICE\*\*** This is an incredible opportunity to purchase a deceptively spacious home in great condition on the sought after Binley Road. Very briefly this property comprises; entrance hall, living room, dining room, conservatory, kitchen breakfast room, beautiful rear garden with hot tub to the rear, outbuilding housing sauna, changing room, WC & shower room. Following on is the office, double garage & four car driveway. Internally to the second floor; bedroom one boast's ensuite bathroom, separate shower room, walk in wardrobe, and bedroom five. Three further double bedrooms with ensuites and the main bathroom are found on the first floor. Viewing is essential to appreciate the size and versatility of this property. The house is hardwired for Cat 6 internet connections in all bedrooms, front room and kitchen, faster and more reliable than Wi-Fi.

#### FRONT ASPECT

Situated on the sought after Binley Road a stone throw away from local amenities is this attractive semi-detached home with mature gardens and slate chippings.

#### PORCH

With a door leading into the entrance hall.

#### ENTRANCE HALL

A welcoming entrance hall with large, feature, stained glass window, original minton floor tiles, doors leading to the living room, dining room, kitchen breakfast room, storage cupboard and stairs ascending to the first floor.

#### LIVING ROOM

13'1" x 16'5"

With traditional double glazed bay window, feature fireplace, gas fire and gas central heated radiator.

#### KITCHEN BREAKFAST ROOM

9'6" x 20'8"

Including a matching range of wall and base mounted units with granite work surfaces over, an inset ceramic sink with drainer and mixer tap, two double glazed windows, central heated radiator, door leading to the side aspect, integrated microwave, fridge, freezer and extractor. There is also space for alternative appliances and furnishings.

#### DINING ROOM

11'2" x 14'1"

With central heated radiator, feature fireplace, two windows and door leading to the conservatory.

#### CONSERVATORY

11'2" x 18'8"

With several double glazed windows, built in wall speakers, two central heated radiators and door leading to the garden.

#### REAR ASPECT

A beautiful, private rear garden initially paved followed by lawn. With walled boundary, side access and mature shrubs.





**SAUNA HOUSE**

7'10" x 11'10"

A unique sauna house boasting enclosed sauna room, WC, changing room, shower room, two double glazed skylights, inset ceiling Bluetooth speakers, power and lighting.

**HOT TUB AREA**

Including a glass roof covered, unused Canada Spa 5-6 berth Hot Tub.

**HALL & OFFICE**

17'5" x 5'7"

Having an integrated fridge, double glazed window, wall and base mounted storage, blue tooth speaker system, electric heater, inset ceramic sink, mixer tap and a boarded loft with lighting above the office.

**DOUBLE GARAGE**

17'5" x 16'5"

A spacious double garage with two double glazed skylights, two up and over doors, inset Bluetooth ceiling speakers, electric heaters, power, a boarded loft, lighting and a four car driveway to the rear.

**BEDROOM ONE**

14'1" x 14'1"

A spacious double bedroom with two double glazed windows, skylight, central heated radiator and recently installed air-conditioning unit.

**WALK IN WARDROBE**

4'7" x 6'10"

Housing a Coaxial Distribution Unit, storage cupboards and allowing space for clothing.





**SHOWER ROOM**

4'7" x 5'3"

Being tiled throughout and having electric wall mounted shower over.

**ENSUITE BATHROOM**

6'11" x 7'7"

A lovely ensuite being partially tiled, with freestanding bath, wall mounted storage, light mirror, low level W/C, pedestal wash basin, central heated towel rail and stained glass window.

**BEDROOM TWO**

11'2" x 22'0"

A double bedroom with central heated radiator and double glazed window.

**ENSUITE TWO**

6'7" x 5'3"

Being tiled throughout and having a panelled bath with shower over, low level W/C and pedestal wash basin.

**BEDROOM THREE**

11'2" x 20'8"

A double bedroom with central heated radiator and double glazed window.

**ENSUITE THREE**

6'7" x 6'7"

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and opaque double glazed window.

**BEDROOM FOUR**

16'1" x 16'5"

A double bedroom with central heated radiator, feature fireplace, and double glazed bay window.

**ENSUITE FOUR**

3'7" x 13'5"

Being tiled throughout and having a shower cubicle with shower over, pedestal wash basin, low level w/c, central heated towel rail and two stained glass windows.

**BEDROOM FIVE**

18'8" x 8'6"

A double bedroom with central heated radiator, integrated mirrored storage and double glazed skylight.

**BATHROOM**

6'3" x 10'2"

A sizeable family bathroom with both walk in shower cubicle and freestanding bath. Also including low level w/c, pedestal wash basin, double glazed window and central heated radiator.

**DISCLAIMER**

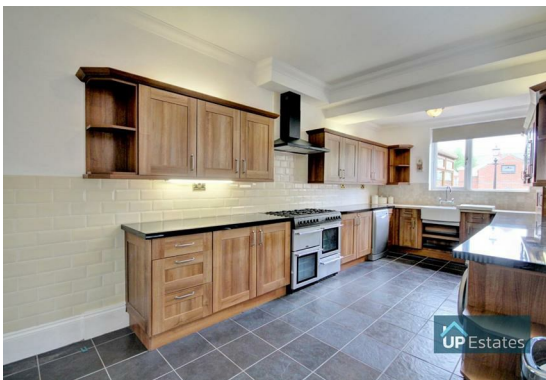
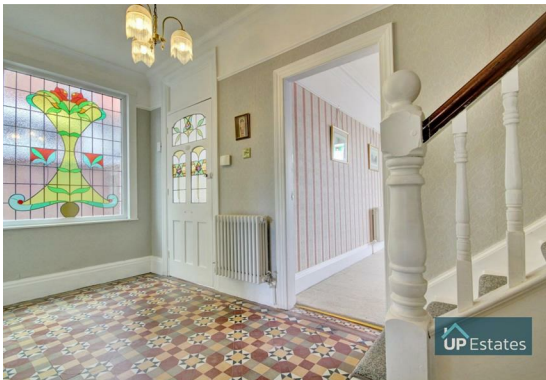
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 contact 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.





Binley Road, Coventry



For illustrative purposes only. Measurements are approximate and not to scale  
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APPROX GROSS INTERNAL FLOOR AREA: 260 sq. m / 2800 sq. ft



## CONTACT

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