



3 Bedroom House - Detached
located on Chard Road, Coventry
£315,000

UP Estates



****DETACHED FAMILY HOME**THREE GOOD SIZED BEDROOMS**WC & FAMILY BATHROOM**GARAGE & DRIVEWAY**FRONT & REAR GARDENS**** Situated on the sought after Chard Road in Binley is this beautifully presented, detached family home. Briefly comprising; front lawn, multi-car driveway leading to garage, entrance hall, WC, open plan lounge diner, kitchen and lovely private rear garden to the ground floor. The property benefits from a burglary alarm system. On the first floor there are three good sized bedrooms and the family bathroom. The property loft has been part boarded, and benefits from electric.

FRONT APPROACH

Nicely tucked away at the end is this lovely three bedroom detached home, with front lawn, driveway, and a door leading to the internal.

HALLWAY

With stairs ascending to the first floor and doors leading to the WC, Lounge, Dining area and Kitchen.

WC

4'11" x 4'7"

Benefiting from a low-level W/C, a wash hand basin and additional storage unit, central heated radiator, and opaque double-glazed window.

LIVING ROOM

14'9" x 14'3"

Spacious living area having a featured electric fireplace, two central heated radiators and a double glazed window.

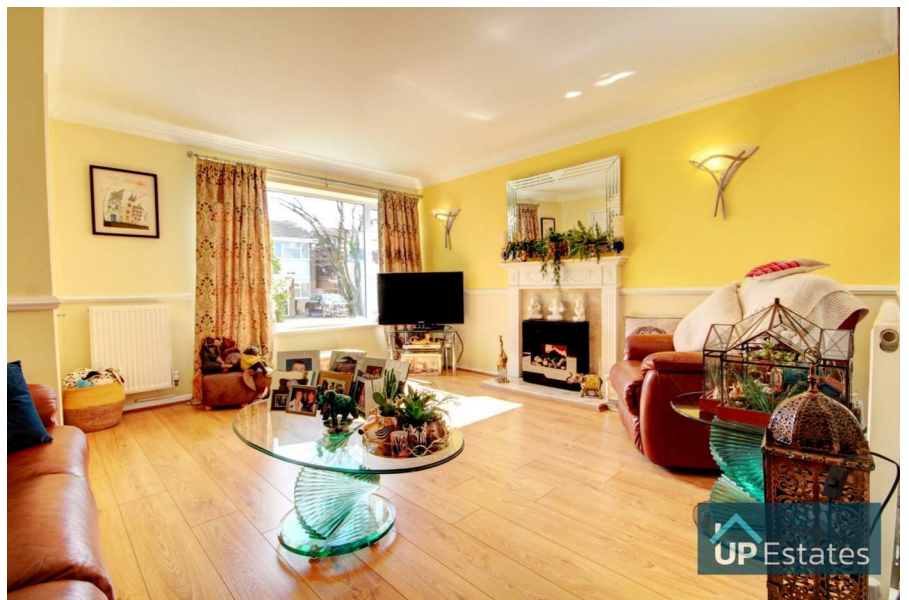
DINING AREA

8'10" x 8'5"

Following the living room is the dining area having a central heated radiator, double glazed sliding doors leading to the garden and having ample space for family dining. The dining area also benefits from a large under stair storage cupboard/cloaks.

£315,000

- DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- WC & BATHROOM
- FRONT & REAR GARDENS
- GARAGE WITH ELECTRIC
- SOUGHT AFTER BINLEY LOCATION





KITCHEN

8'7" x 8'11"

Including a matching range of wall and base mounted units with granite work surfaces over, double glazed window and door, integrated appliances including; Dishwasher, Double oven, Combi micro oven, Extractor, Induction hob and space for alternative appliances.

GARDEN

A large private rear garden with a paved seating area followed by a lawn with fencing along the boundaries and a secure gated area.

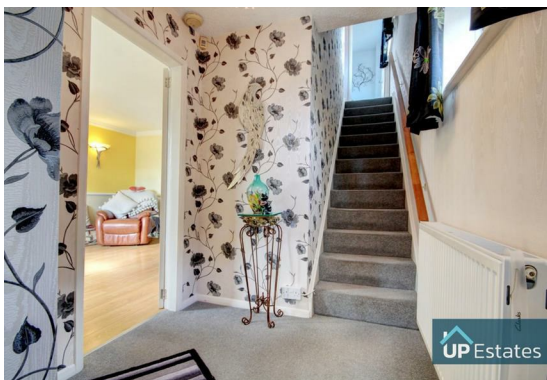
LANDING

With stairs rising from the ground floor, doors leading to accommodation, and a floor to ceiling, sliding door storage space with shelving and electrics.

BATHROOM

8'1" x 5'9"

Contemporary bathroom being partially tiled and having a large jacuzzi bath with shower over. Alongside the shower is a large glass carousel with shelving. A low level W/C, a wash basin with a granite surface, central heated towel rail, and two double-glazed opaque windows with granite ledges.





BEDROOM TWO

9'10" x 10'1"

Sizeable second bedroom having a central heated radiator and double glazed window to the rear aspect and includes integrated wardrobes and an aerial socket.

BEDROOM ONE

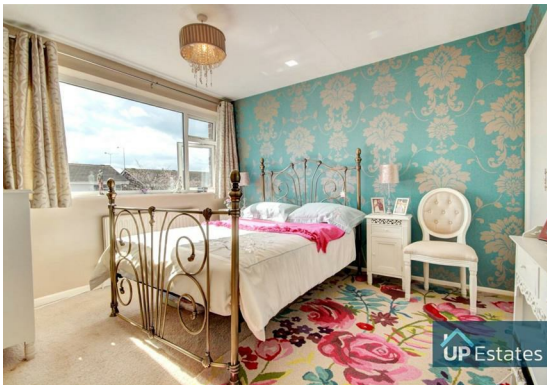
9'10" x 11'5"

Large first bedroom having a central heated radiator and double glazed window to the front aspect and includes integrated wardrobes and an aerial socket.

BEDROOM THREE

7'8" x 8'5"

Good sized third bedroom having a central heated radiator and double glazed window to the front aspect.



GARAGE

With electrics front and back, and an up-and-over door to the front aspect.

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 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.





Chard Road, Binley, Coventry





Total Area: 83.9 m² ... 903 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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