



3 Bedroom House - Semi-Detached
located on Haselbech Road,
Coventry
£260,000

UP Estates



****CORNER PLOT OVERLOOKING GREEN - TWO RECEPTION ROOMS - GARAGE/WORKSHOP & DRIVEWAY - THREE GOOD SIZED BEDROOMS - REFITTED BATHROOM**** This is a fantastic opportunity to purchase a spacious three bedroom semi-detached family home tucked away in a quiet cul de sac in Binley, next to a green and sitting on a fantastic corner plot. The property is surrounded by amenities, and very briefly comprises; wrap around garden, entrance hall, family living room, dining room, kitchen breakfast room and rear garden with access to detached garage/workshop and driveway to the ground floor. On the first floor off of the landing are three good sized bedrooms and the family bathroom.

FRONT ASPECT

An attractive, semi-detached home on a corner plot boasting wrap around lawn, gated side access and pathway leading to entrance hall.

ENTRANCE HALL

A welcoming entrance hall with doors leading to accommodation, central heated radiator and stairs ascending to the first floor.

LIVING ROOM

10'10" x 15'1"

A lovely family living room with sliding doors to the rear aspect, central heated radiator and fireplace.

DINING ROOM

11'9" x 10'10"

With double glazed windows to the front aspect, central heated radiator and door to kitchen breakfast room.

KITCHEN BREAKFAST ROOM

8'0" x 15'1"

Having a matching range of wall and base mounted units with work surfaces over, inset sink with drainer and mixer tap, integrated gas hob, oven/grill, extractor and space / plumbing for further appliances. There is a breakfast bar, double glazed windows to two aspects and door leading to the garden.

£260,000

- CORNER PLOT
- DETACHED GARAGE/WORKSHOP & DRIVEWAY
- TWO RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS
- OVERLOOKING GREEN SPACE
- SOUGHT AFTER BINLEY LOCATION IN QUIET CUL DE SAC





REAR ASPECT

Sectioned via fencing, initially paved followed by lawn & having door into the garage/workshop.

GARAGE / WORKSHOP

10'11" x 18'5"

A spacious detached garage/workshop with up-and-over door to the driveway, also having power and lighting.

LANDING

With doors leading to accommodation, cupboard and stairs descending from the ground floor.

BEDROOM ONE

16'0" x 10'10"

A sizable bedroom with double glazed windows to the front aspect, central heated radiator and ample integrated wardrobe storage.

BEDROOM TWO

9'2" x 11'3"

A double bedroom with central heated radiator and integrated wardrobe.



BEDROOM THREE

9'11" 6'10"

A good sized third bedroom with double glazed window and central heated radiator.

BATHROOM

6'8" x 7'1"

A modern bathroom being tiled throughout, having paneled bath with shower over, central heated towel rail, WC & hand wash basin mounted in vanity unit with an opaque double glazed window.

PROPERTY INFORMATION SUMMARY

Council Tax Band: C

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

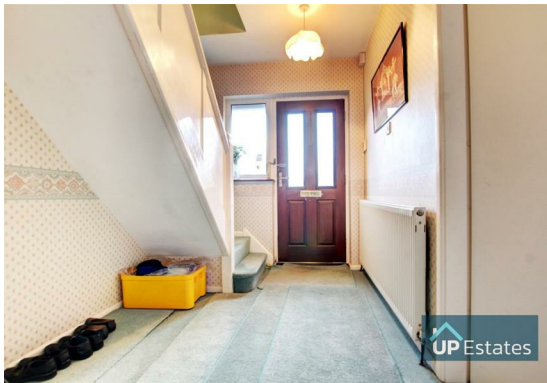
Approx. Total Floor Area: 1028.00 sqft

Heating System: Gas Central Heating

Consumer Unit/ Fuse Box Location: Understairs Cupboard

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.



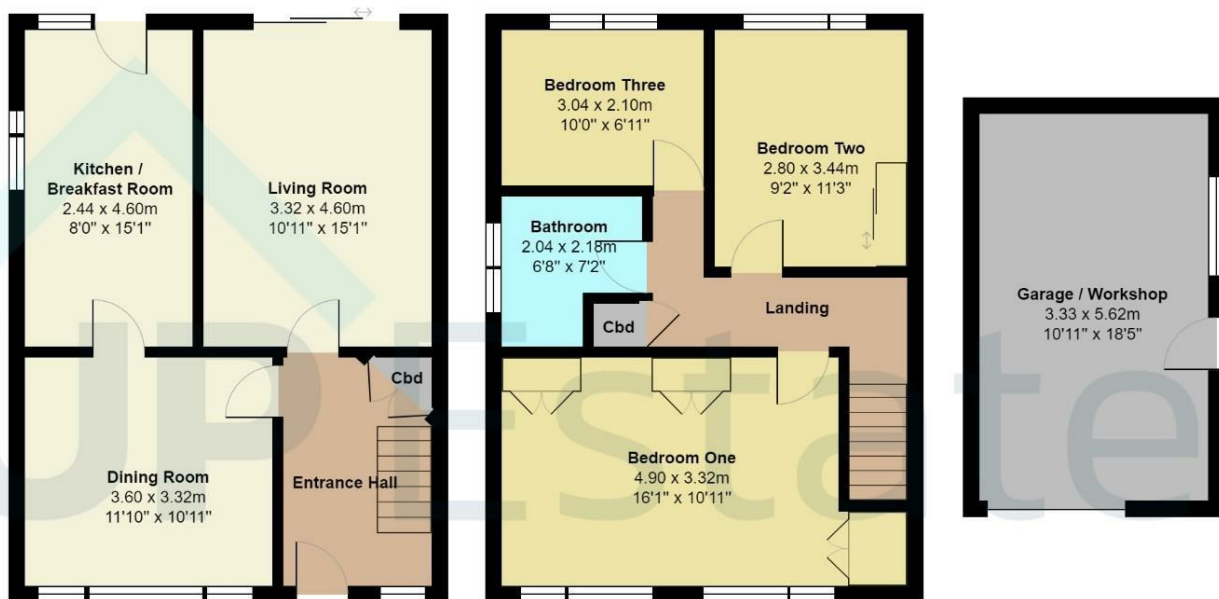
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Haselbech Road, Binley, Coventry





Total Area: 95.5 m² ... 1028 ft² (excluding garage / workshop)

All measurements are approximate and for display purposes only

CONTACT

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