



**4 Bedroom House - Detached**  
**located on Ibex Close, Coventry**  
**£375,000**

**UP Estates**



**\*\*DETACHED FOUR BEDROOM FAMILY HOME - BEAUTIFULLY PRESENTED THROUGHOUT - DETACHED DOUBLE GARAGE WITH POWER/ELECTRIC - OVERLOOKING GREEN TO FRONT ASPECT\*\*** This is a rare opportunity to purchase a spacious detached family residence on the sought after Ibex Close in Binley surrounded by a wide range of amenities and overlooking green. This home very briefly comprises; front garden, entrance hall, WC, living room, kitchen diner, utility room, rear garden with storage leading to the detached double garage boasting power/electric all to the ground floor. On the first floor are four bedrooms and the family bathroom. Viewing is essential, call now to secure your appointment!

#### **ENTRANCE HALL**

Having doors leading to the ground floor accommodation, storage cupboard, stairs rising to the first floor and a central heated radiator.

#### **WC**

Having a tiled floor, low level W/C, pedestal wash basin, double glazed opaque window to the front aspect and a central heated radiator.

#### **FAMILY LIVING ROOM**

12'2" x 15'2"

Having coving to the ceiling, gas fire with display surround, double glazed window to the front aspect and a central heated radiator.

#### **KITCHEN DINER**

25'3" x 9'4"

A modern and open plan kitchen diner boasting a matching range of wall and base mounted units with ample work surfaces over, integrated appliances include; fridge, freezer, inset sink with drainer and mixer tap, dishwasher, range cooker and extractor fan. There is a door to the utility, double glazed window, door to the rear aspect and central heated radiator.

#### **UTILITY ROOM**

5'6" x 6'2"

Having a matching range of wall and base mounted units with work surfaces over, alongside space/plumbing for appliances and a double glazed window.

**£375,000**

- OVERLOOKING GREEN
- IMMACULATELY PRESENTED DETACHED FOUR BEDROOM HOME
- WC, UTILITY ROOM & FAMILY BATHROOM
- DETACHED DOUBLE GARAGE WITH POWER & ELECTRIC
- OPEN PLAN KITCHEN DINER
- SOUGHT AFTER BINLEY LOCATION





#### **REAR ASPECT**

A beautiful, private garden initially paved followed by lawn with fenced boundary, mature shrubbery, storage shed with power, gated rear access and access to the detached double garage.

#### **DETACHED DOUBLE GARAGE**

16'5" x 15'8"

A spacious detached double garage with power, electric, electric remote controlled up-and-over door. Also benefiting from alarm and windows overlooking the garden.

#### **LANDING**

With doors leading to accommodation, stairs descending from the ground floor and access to the loft hatch (boarded with light/power and ladder)

#### **BEDROOM ONE**

10'11" x 12'8"

Having dual aspect double glazed windows to the front/side aspect and a central heated radiator.





#### **BEDROOM TWO**

10'11" x 9'6"

Having a built in wardrobe, double glazed window to the rear aspect and a central heated radiator.

#### **BEDROOM THREE**

14'1" x 8'10"

Having a built in wardrobe, double glazed window to the front aspect and a central heated radiator.

#### **BEDROOM FOUR**

5'6" x 10'9"

Having a double glazed window to the rear aspect and a central heated radiator.



#### **BATHROOM**

A lovely family bathroom benefiting from walk in shower, central heated towel rail, opaque double glazed window, low level WC, pedestal hand wash basin, wall mounted light mirror & storage unit.

#### **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.



Ibex Close, Binley, Coventry





Total Area: 106.4 m<sup>2</sup> ... 1146 ft<sup>2</sup> (excluding double garage with power & electric)

All measurements are approximate and for display purposes only

## CONTACT

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