

**3 Bedroom House - Terraced**  
**located on Binley Road, Coventry**  
**Offers Over £200,000**

**UP Estates**





**\*\*NO ONWARD CHAIN\* \*MODERNISATION REQUIRED\* \*DRIVEWAY TO FRONT AND ADDITIONAL PARKING\*** Up Estates are proud to present this extended, double bay fronted, three bedroom, mid terrace property which is in need of modernisation and offers huge potential throughout to create an incredible family home. Situated in this popular and sought after location, the property is well situated on the Binley Road and is located to the east of Coventry, with access to major motorway links and excellent amenities. In brief, the property comprises of an entrance hallway, lounge/diner, kitchen to the ground floor. To the first floor there are three good sized bedrooms and a family bathroom to the first floor. Externally the property benefits from a driveway and parking opposite and a non-overlooked rear garden. **VIEWING ESSENTIAL**

#### **FRONT APPROACH**

Double bay three bedroom property with a front driveway for multiple vehicles

#### **ENTRANCE HALL**

13'5" x 5'6"

With stairs ascending to the first floor and doors leading to the lounge/diner and kitchen.

#### **LOUNGE/DINER**

22'0" x 13'0"

The lounge/diner provides double glazed windows, central heated radiators and ample space with the potential to transform into an appealing lounge and dining area

#### **KITCHEN**

6'9" x 15'6"

The kitchen features wall and base mounted units with roll top work surfaces over, an integrated gas hob with an extractor fan, oven and double glazed windows to the side and rear aspect and door leading to the rear garden.

#### **BEDROOM ONE**

10'9" x 12'4"

Having a bay window to the front aspect and a central heated radiator.

Offers Over  
£200,000

- MODERNISATION REQUIRED
- NO ONWARD CHAIN
- TRADITIONAL THREE BEDROOM PROPERTY
- DOUBLE BAY FRONTED
- EXTENDED KITCHEN
- GENEROUS LOUNGE/DINER
- SET BACK FROM BINLEY ROAD





**BEDROOM TWO**

12'3" x 10'10"

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

**BATHROOM**

6'5" x 5'6"

The bathroom is completely tiled and features a panelled bath, a low-level W/C, a pedestal washbasin, and a double-glazed opaque window.

**BEDROOM THREE**

8'0" x 6'8"

Having a window to the front aspect and a central heated radiator.

**GARDEN**

A generously sized private rear garden that offers huge potential. It includes space for a paved seating area, fencing to boundaries, and the added convenience of rear access.

**IMPORTANT NOTE TO PURCHASERS**

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.

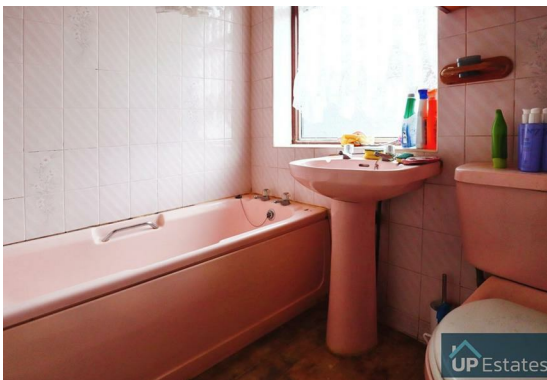
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.



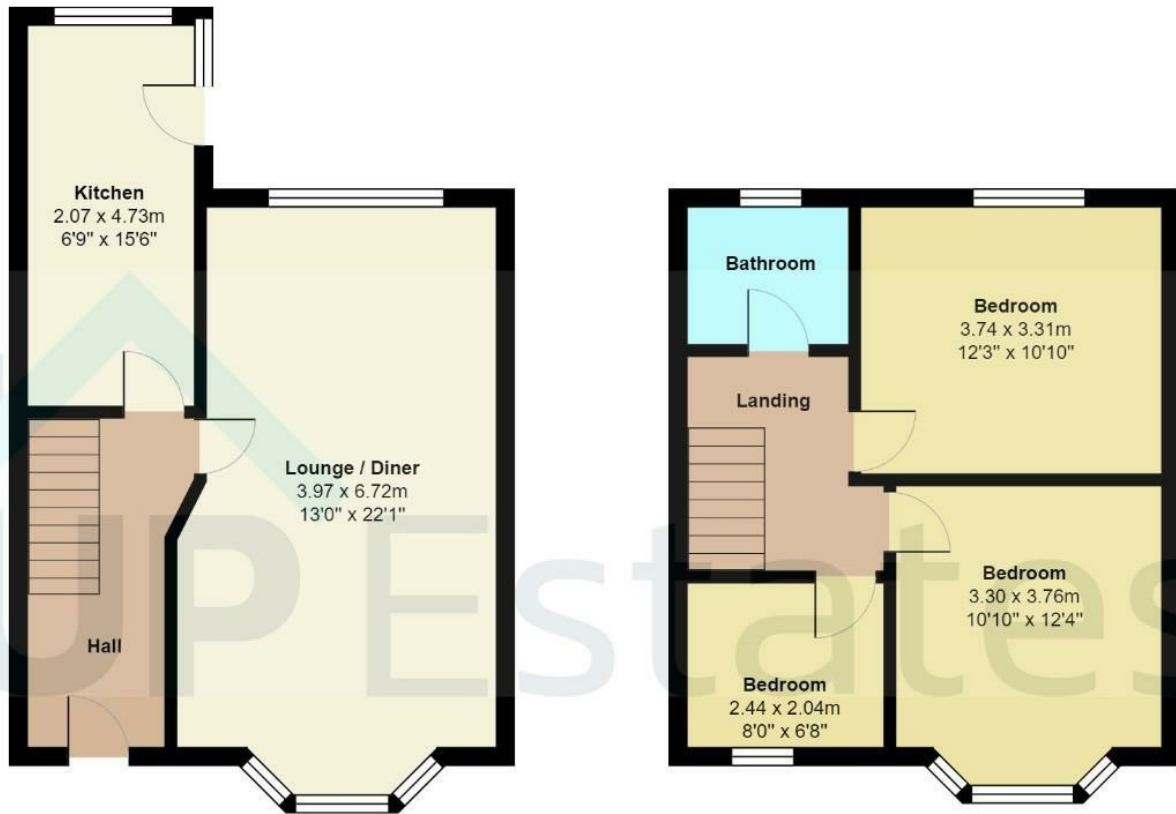




Binley Road, Binley, Coventry







Total Area: 85.4 m<sup>2</sup> ... 919 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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