



4 Bedroom House - Semi-Detached
located on Ebro Crescent, Coventry
£400,000

UP Estates



****EXTENDED, SIZABLE FOUR DOUBLE BEDROOM FAMILY HOME - SOUGHT AFTER EBRO CRESCENT - TWO BATHROOMS, WC AND LAUNDRY ROOM - LARGE PRIVATE GARDEN WITH STORAGE**** This is a rare opportunity to purchase a spacious semi-detached family home in the ever popular Ebro Crescent, Binley. Surrounded by amenities, transport links and well regarded schooling. The home itself briefly comprises; multi-car driveway, entrance hall, lounge diner, kitchen diner, pantry, WC, store room, laundry room, garage store and beautiful private garden with a range of seating areas and storage all to the ground floor. On the first floor off of the landing are four double bedrooms, bedroom one boasting ensuite shower room, followed by the family bathroom. There is a boarded loft space with pull down ladders via the landing, and a further loft space accessed via bedroom four. CALL NOW TO VIEW!

LOCATION

This fantastic property is situated in a quiet cul de sac tucked away off of the Binley Road, close to the University Hospital, local amenities and transport links. With easy access to countryside including the beautiful Coombe Abbey Park. This home is within walking distance of both a green park and convenient local supermarkets. The homes is also ideally placed for commuting to Coventry, Birmingham and Leicester and further afield via the M6, M69, M45, M1".

Supermarkets and a variety of shops and a local gym are available within walking distance at Binley's Warwickshire Shopping Park furthermore, this family home is also within the catchment area for a number of schools including Clifford Bridge Academy within walking distance, St Gregory's Catholic Primary and Caludon Castle Secondary School.

IMPORTANT NOTE TO PURCHASERS

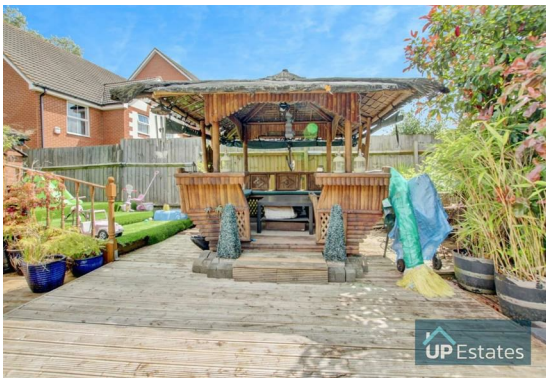
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

£400,000

- EXTENDED SPACIOUS FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS, WC & LAUNDRY ROOM
- SOUGHT AFTER BINLEY LOCATOON IN QUIET CUL DE SAC
- STUNNING PRIVATE GARDEN
- MULTI-CAR DRIVEWAY & GARAGE STORE





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.

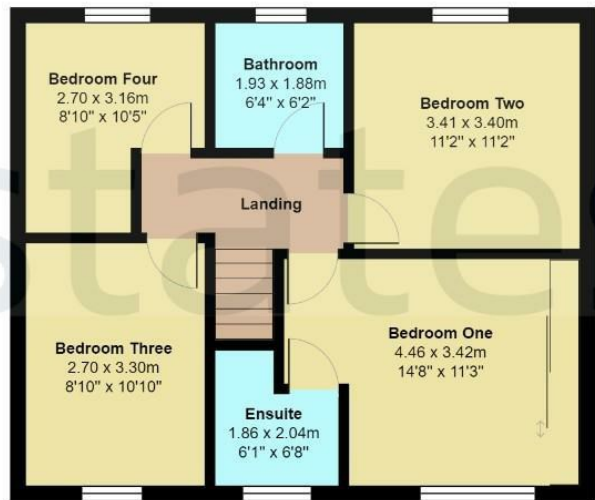
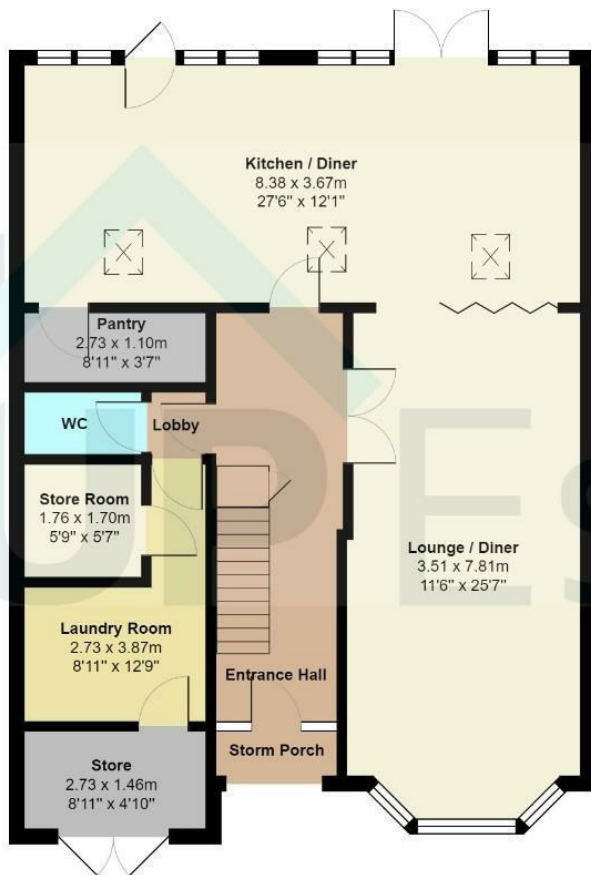
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Ebro Crescent, Binley, Coventry





Total Area: 151.8 m² ... 1634 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
 6 Orchard Court
 Binley Business Park
 Coventry
 Warwickshire
 CV3 2TQ

E: enquiries@upstates.co.uk
 T: 024 7771 0780

