

**4 Bedroom House - Detached**  
**located on Brindle Avenue,**  
**Coventry**  
**Offers Over £425,000**

**UP Estates**



**\*\*FOUR BEDROOM DETACHED FAMILY RESIDENCE ON SOUGHT AFTER COPESWOOD ESTATE - WC, UTILITY, ENSUITE & BATHROOM - GARAGE & DRIVEWAY - TWO RECEPTION ROOMS - PRIVATE GARDEN\*\*** This is a fantastic opportunity to purchase a sizable four bedroom detached family residence in a sought after part of Binley, surrounded by amenities. Conveniently located with public transport links and local amenities nearby, yet it is in a quiet and peaceful area offering the best of both worlds. Brindle Avenue pairs contemporary living with a friendly community vibe. Surrounded by great road links to get you around and about the city, a good range of shops including Warwickshire Shopping Park, schools, nearby health club, golf course and close to the University Hospital. The property itself briefly comprises; driveway, garage, entrance hall, living room, dining room, kitchen breakfast room, WC and garden all to the ground floor. On the first floor off of the landing are four lovely bedrooms, bedroom one boasting ensuite shower room, followed by the family bathroom. Call now to view!

#### **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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

## Offers Over £425,000

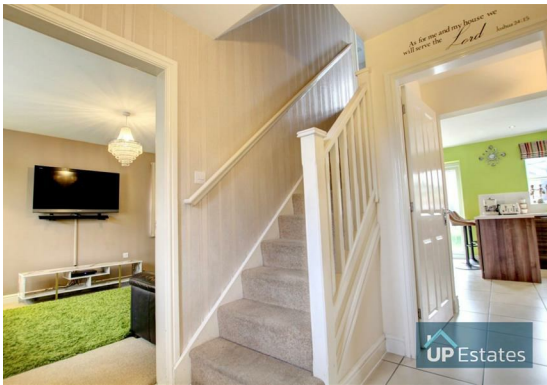
- SPACIOUS DETACHED FAMILY HOME
- WC, UTILITY, ENSUITE & BATHROOM
- TWO RECEPTION ROOMS
- FANTASTIC LOCATION
- PRIVATE GARDEN
- GARAGE & DRIVEWAY
- EPC RATING B
- COUNCIL TAX BAND E





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







Brindle Avenue, Coventry





Total Area: 112.5 m<sup>2</sup> ... 1211 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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