



**4 Bedroom House - Detached**  
**located on Middlefield Drive,**  
**Coventry**  
**£390,000**

**UP Estates**



**\*\*EXTENDED FOUR BEDROOM DETACHED FAMILY HOME ON THE SOUGHT AFTER MORRISONS ESTATE - WC, UTILITY ROOM, ENSUITE & BATHROOM - THREE RECEPTION ROOMS - DRIVEWAY & GARAGE\*\*** This extended, well presented detached family residence is now available for purchase! Situated on the highly sought after 'Morrisons Estate' which is surrounded by a host of good schools and amenities in the immediate surrounding area. The property itself very briefly comprises; driveway, garage, entrance hall, living room, dining room, sun room, kitchen, utility, WC and a good sized private rear garden to the ground floor. On the first floor off of the landing are four bedrooms, bedroom one boasting modern refitted 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.

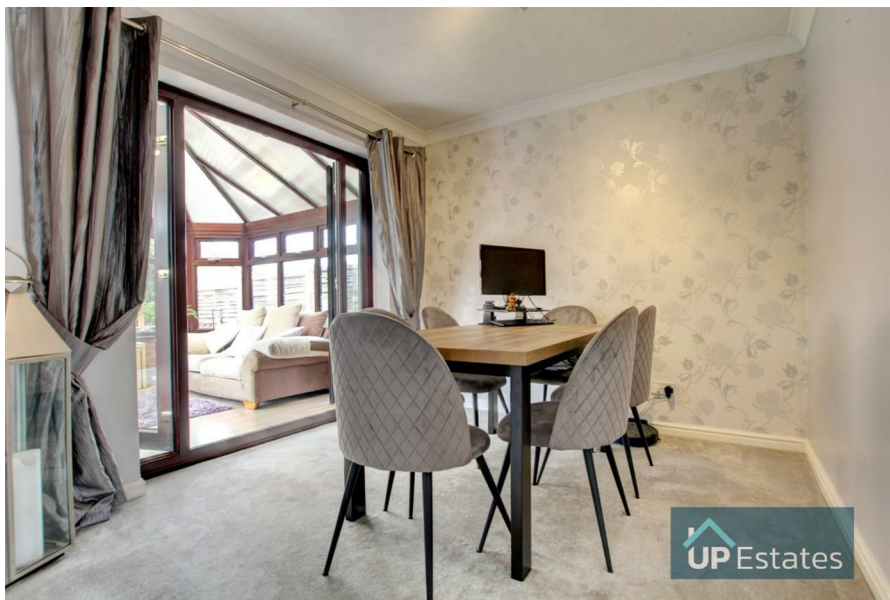
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

**£390,000**

- EXTENDED & DETACHED FAMILY HOME
- FANTASTIC LOCATION ON THE 'MORRISONS ESTATE'
- WC, UTILITY, ENSUITE & BATHROOM
- GOOD SIZED PRIVATE GARDEN
- COUNCIL TAX BAND E
- CALL NOW TO SECURE A VIEWING!!!





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







Middlefield Drive, Binley, Coventry





Total Area: 123.8 m<sup>2</sup> ... 1332 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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