



2 Bedroom House - Semi-Detached
located on Rugby Road, Coventry
£325,000





****NO FORWARD CHAIN - THREE RECEPTION ROOMS - STUNNING SPACIOUS AND PRIVATE GARDEN - TWO BATHROOMS - MULTI-CAR DRIVEWAY**** Situated on the highly sought after Rugby Road, Binley Woods is this beautiful, extended semi-detached home offered with **NO FORWARD CHAIN!** Very briefly comprising; multi-car driveway, entrance hall, living room, open plan kitchen diner, office/utility, shower room WC, sun room and stunning private garden with gated access all to the ground floor. On the first floor off of the landing are two good sized double bedrooms and the family bathroom. Call now to secure a viewing!

LOCATION

The village of Binley Woods is located in the Rugby Borough of Warwickshire.

Among the local amenities, Binley Woods boasts one public house, a Post Office, a small supermarket, a newsagent, hairdresser, chemist, butcher, dentist, off-licence and Chinese take-away. There is also a village hall that hosts a number of community activities including a drama group and keep fit.

The village comes within the school catchment area for Lawrence Sheriff grammar school boys) and Rugby High grammar school (girls), the top two performing schools for GCSE results in Warwickshire. There is a village school (Binley Woods Primary) located within walking distance.

The home is conveniently located within easy access to the A45 , M6 M69 and M1 offering excellent links to surrounding areas and cities. The Warwickshire shopping Park is within walking distance and offers an array of shops including Marks and Spencer's and a gym which is open 24 hours a day.

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.

£325,000

- EXTENDED SEMI-DETACHED HOME
- TWO BATHROOMS
- OPEN PLAN KITCHEN DINER
- MULTI-CAR DRIVEWAY
- PRIVATE GARDEN
- NO FORWARD CHAIN





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.





Rugby Road, Binley Woods, Coventry





Total Area: 93.4 m² ... 1006 ft²

All measurements are approximate and for display purposes only

CONTACT

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