



3 Bedroom House - Semi-Detached
located on Brandon Road, Coventry
Offers Over £150,000

UP Estates

****ONLY CASH BUYERS - OPEN VIEWING DAY THURSDAY 15TH AUGUST 2024****

NO UPWARD CHAIN - THREE BEDROOM SEMI-DETACHED - INCREDIBLE VALUE WITH EXCEPTIONAL POTENTIAL** This spacious three-bedroom, semi-detached property in Binley presents a fantastic opportunity for those looking to renovate and add significant value. Located close to amenities, transport links, and reputable schools, this home is ideal for families and offers excellent value for money.

The property includes an entrance hall, a generously sized lounge, and a dining room featuring charming bay windows. Upstairs, the first floor hosts three well-proportioned bedrooms, with the master bedroom being particularly spacious. The kitchen, separate from the main living areas, holds great potential for conversion, and the conservatory leads out to the large rear garden. The expansive garden is a standout feature, providing a vast outdoor space perfect for future extensions, subject to planning permissions—an incredible find at this price point.

Additional benefits include UPVC double-glazed windows throughout and gas central heating, enhancing the property's overall appeal. While the home requires modernisation, this is reflected in the attractive price, offering tremendous value for those willing to invest. With the right updates, this property can be transformed into a beautiful family home.



PORCH

6'2" x 2'3"

ENTRANCE HALLWAY

8'6" x 6'0"

LOUNGE

12'9" x 11'5"

DINING ROOM

11'1" x 18'0"

CONSERVATORY

14'1" x 7'10"

KITCHEN

7'6" x 13'1"

GARDEN

LANDING

BEDROOM ONE

11'1" x 11'1"

BEDROOM TWO

11'3" x 11'1"

BEDROOM THREE

6'6" x 7'1"

Offers Over
£150,000

- THREE BEDROOM SEMI DETACHED
- IN NEED OF MODERNISATION
- RENOVATION OPPORTUNITY
- TWO RECTION ROOMS
- CONSERVATORY
- PRIME LOCATION





SHOWER ROOM
6'4" x 5'1"

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.

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





Brandon Road, Binley, Coventry





Total Area: 96.8 m² ... 1042 ft²

All measurements are approximate and for display purposes only

CONTACT

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