



UP Estates



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3 Bedroom House - Semi-Detached
located on Brinklow Road, Coventry
£350,000

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****CHECK OUT THE FLOORPLAN! - FANTASTIC CORNER PLOT - TWO GARAGE/WORKSHOPS WITH CONTAINED OFFICES - EXTENDED FAMILY HOME WITH BALCONY - THREE DOUBLE BEDROOMS - A RARE OPPORTUNITY WITH SCOPE TO CONVERT/EXTEND SUBJECT TO PP**** Set away off of the highly sought after Brinklow Road is this incredible property. Deceptively spacious & situated on a sizable corner plot, viewing is essential to appreciate the versatility of this property which very briefly comprises; multi-car driveway, large garage with power/electric, door leading to contained office, and bike store with useful boarded loft space (both rooms fully insulated). There is a further impressively sized large garage/workshop, housing another home office and separate WC. All garages/stores have electric roller shutters, power and light. Upon entering the family home, there is entrance hall with downstairs WC, kitchen/diner, sitting area and living room. Bi-folding doors open to a beautiful, private low maintenance garden with feature pond & gated side access. To the first floor there is the extended bath & shower room, two double bedrooms (one of which has a lovely balcony overlooking the rear). On the first floor is a further double bedroom. This property benefits from integrated appliances including; built in coffee machine, two ovens, one Neff hide and slide, & induction hob. There are dual aspect double glazed windows throughout giving the home a bright and airy feel. There is ample scope for further development of the outbuildings subject to PP** & extension to the current family home.

LOCATION

This lovely property is located within walking distance of the Warwickshire Shopping Park with Marks and Spencer, and other leading retailers, Morrisons Superstore, B&Q Warehouse and Lidl Supermarket.

The A46 Coventry Eastern Bypass is accessible by car within only a few minutes drive which leads to the M6 and the area's network of commuter Trunk Roads. The superb nature reserve and country hotel at Coombe Abbey are located nearby as are numerous Golf courses and leisure facilities.

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.

£350,000

- IMPRESSIVE CORNER PLOT
- EXTENDED THREE STOREY FAMILY HOME
- LARGE WORKSHOP, TWO OFFICES, GARAGE, BIKE STORE AND WC
- FANTASTIC LOCATION SET BACK OFF OF BRINKLOW ROAD
- BALCONY OVERLOOKING REAR
- CALL NOW TO VIEW!





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.





Brinklow Road, Binley, Coventry





Total Area: 133.3 m² ... 1435 ft² (excluding versatile large workshop, wc, office, lobby, bike store with loft, office 2, large garage, balcony)

All measurements are approximate and for display purposes only

CONTACT

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