



3 Bedroom House - Detached
located on Claybrookes Lane,
Coventry
£350,000





****IMMACULATELY PRESENTED DETACHED FAMILY HOME - WC, UTILITY, ENSUITE & BATHROOM - GARAGE & DRIVEWAY - SOUGHT AFTER MORRISON'S ESTATE**** This is a fantastic opportunity to purchase a beautifully presented three double bedroom detached family home on the highly sought after Morrison's Estate, Binley. This property is perfectly located for access to a wide range of amenities including being a stones throw away from the Warwickshire Shopping Park, a short drive to the University Hospital and fantastic transport links. The property itself very briefly comprises; driveway, garage, porch, entrance hall, living room, WC, kitchen diner, utility room and lovely rear garden with gated side access to both sides all to the ground floor. On the first floor off of the landing are three double bedrooms, family bathroom and bedroom one benefitting from ensuite shower room!

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.

£350,000

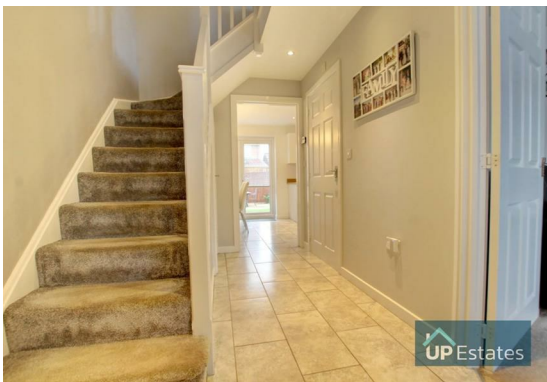
- HIGHLY SOUGHT AFTER LOCATION
- DETACHED FAMILY HOME
- WC, UTILITY ROOM, ENSUITE & BATHROOM
- GARAGE AND DRIVEWAY WITH ELECTRIC POD POINT
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE GOOD SIZED BEDROOMS





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







Claybrookes Lane, Binley, Coventry





Total Area: 93.9 m² ... 1011 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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