



4 Bedroom Bungalow - Detached
located on Newbold Close, Binley
Offers Over £340,000

UP Estates



****DECEPTIVELY SPACIOUS - LOG BURNER IN EXTENDED LOUNGE/DINER - REFITTED KITCHEN & MODERN BATHROOM - PRIVATE SOUTH FACING REAR GARDEN - GARAGE & DRIVEWAY****

Welcome to this fantastic detached bungalow tucked away in a quiet cul de sac on Newbold Close in Binley, Coventry. This property is deceptively spacious as you follow it through and is immaculately presented both inside and out. The property is located on a highly sought after location that is suitable for professionals, families / couples looking to downsize and more.

The downstairs briefly consists of; entrance hallway, shower room, 2 bedrooms, lounge, kitchen (re-fitted circa 1.5 years ago), dining area and an outer storage cupboard. The first floor consists; 2 bedrooms and loft storage.

Outside you have a driveway for convenient off road parking, a garage and a well looked after private south facing rear garden. The area itself is lucrative in amenities and you are never far from everything you need to comfortably get through the day. Major roads, major supermarkets, leisure / fitness centres and other services are in absolute abundance!

Viewing is essential for this property - contact Up Estates today!

LOCATION

Newbold Close, Binley is tucked away from the hustle and bustle of the city centre, our property finds itself nearby and within easy access to some notable landmarks including; Warwickshire Shopping Park, Copsewood Sports Club, Coombe Abbey Country Park, University Hospital C&W and Coventry Train Station.

Families will also benefit from great local schools such as Ernesford Grange Academy, Ravensdale Primary and Caludon Castle Secondary.

The main Eastern Bypass is within easy reach, providing transport links to the A45 and then the M40 / M1.

PROPERTY INFORMATION SUMMARY

Council Tax Band: D

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 1268.00 sqft

Heating System: Gas Central Heating

Consumer Unit/ Fuse Box Location: Kitchen

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification

Offers Over £340,000

- DECEPTIVELY SPACIOUS EXTENDED DORMER BUNGALOW
- SPACIOUS SOUTH FACING GARDEN
- FEATURE LOG BURNER IN LOUNGE DINER
- KITCHEN RE-FITTED CIRCA 1.5 YEARS AGO
- MODERN & WELL PRESENTED THROUGHOUT
- HIGHLY SOUGHT AFTER LOCATION





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 contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

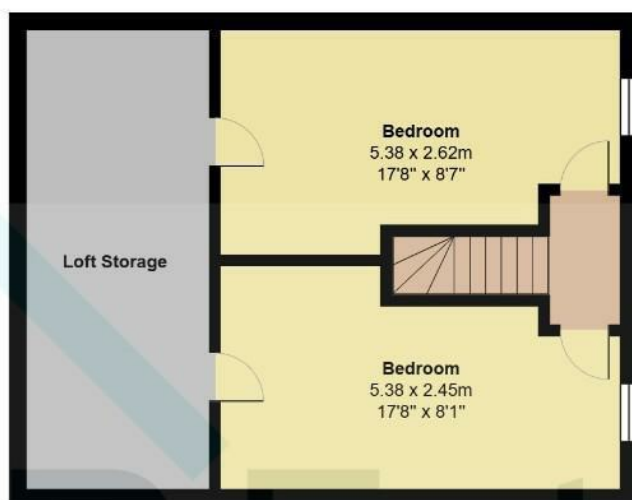
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Newbold Close, Binley





Total Area: 117.8 m² ... 1268 ft²

All measurements are approximate and for display purposes only



CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

 **UP** Estates