



4 Bedroom House - Detached
located on Valencia Road, Coventry
£490,000

UP Estates



****NO FORWARD CHAIN - SPACIOUS SOUTH FACING GARDEN - FOUR DOUBLE BEDROOMS - TWO BATHROOMS, UTILITY ROOM & WC - GARAGE WITH POWER/LIGHT & DRIVEWAY - SOUGHT AFTER BINLEY DEVELOPMENT**** This is an exceptional opportunity to purchase a spacious four double bedroom detached family residence on the popular Valencia Road, Binley. This beautiful home very briefly comprises; driveway leading to garage with power/light, entrance hall, WC, living room, kitchen diner, utility room and south facing spacious garden all to the ground floor. On the first floor off of the sizable landing are four double bedrooms, bedroom one boasting ensuite shower room, followed by the family bathroom. This property benefits from having no forward chain!

LOCATION

Located on a sought-after estate in the Binley area of Coventry, the property is situated close to the University Hospital, local amenities and transport links, with easy access to countryside including the beautiful Coombe Abbey Park. The sellers have enjoyed being within walking distance of both a green park and convenient local supermarkets. The homes is also ideally placed for commuting to Coventry, Birmingham and Leicester and further afield via the M6, M69, M45, M1".

Supermarkets and a variety of shops and a local gym are available within walking distance at Binley's Warwickshire Shopping Park furthermore, this family home is also within the catchment area for a number of schools including Clifford Bridge Academy within walking distance, St Gregory's Catholic Primary and Caludon Castle Secondary School.

PROPERTY INFORMATION SUMMARY

Council Tax Band: E

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 1574.00 sqft

Heating System: Gas Central Heating

IMPORTANT NOTE TO PURCHASERS

£490,000

- NO FORWARD CHAIN
- FOUR DOUBLE BEDROOMS
- SOUTH FACING SIZABLE GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- TWO BATHROOMS, UTILITY & WC
- WELL PRESENTED THROUGHOUT





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

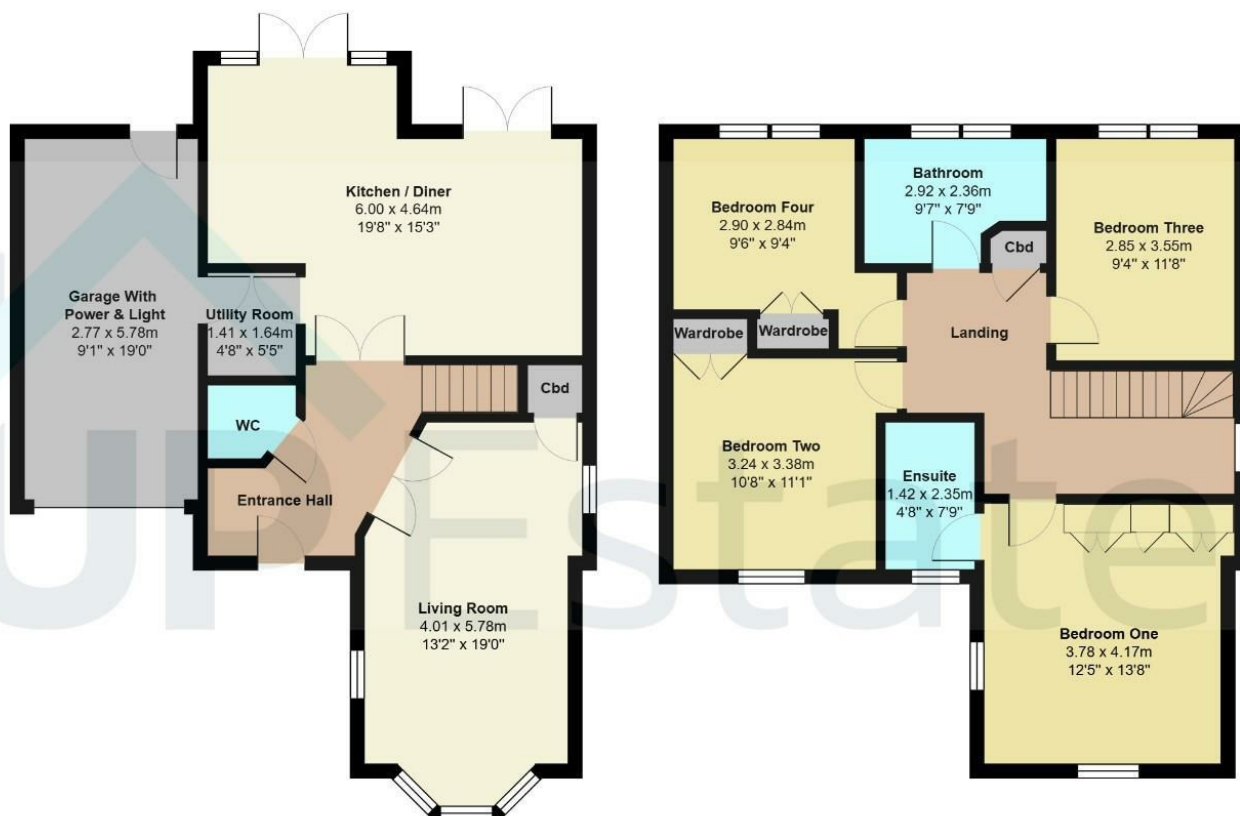
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Valencia Road, Coventry





Total Area: 146.2 m² ... 1574 ft²

All measurements are approximate and for display purposes only

CONTACT

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