



3 Bedroom House - End Terrace
located on Norman Ashman
Coppice, Binley Woods
£320,000

UP Estates

****NO ONWARD CHAIN - EXTENDED THREE BED END TERRACE PROPERTY - DESIRABLE BINLEY WOODS LOCATION - MULTI-CAR DRIVEWAY AND SINGLE GARAGE - OVER 1,000 SQ FT IN ALL****

Welcome to this lovely, extended three-bedroom end terrace property located on Norman Ashman Coppice, Coventry. The downstairs of this property briefly comprises: porch, entrance hallway, kitchen (with planning permission for a front extension), utility area w/ cupboard, downstairs WC, under-stair cupboard, and an open-plan lounge/dining room. The upstairs comprises: landing, two double bedrooms w/ storage cupboards (including fitted wardrobes and alcove in the master bedroom with a 10-year warranty), one single bedroom, landing storage cupboard, and the main family bathroom. Outside there is a single garage with front access.

The home has been looked after incredibly well by previous occupants and is presented immaculately throughout. A spacious downstairs gives you endless opportunities for relaxing or hosting gatherings in nothing but comfort. The beautiful, private rear garden is ideal for those looking to relax in the summer or start some green-thumbed projects, and is just another testament to the wonderful opportunities presented by this property.

This property is located in the delightfully peaceful area of Binley Woods. This area has always been highly sought after, offering a good Priority 1 catchment area for all rugby grammar schools and having the scenic Binley Woods nature area on the doorstep, while still being within reaching distance of the many amenities Binley has to offer, including Warwickshire Shopping Park. With near-direct links to the major M69, M6, and A45 roads, you are never limited to solely Binley and can travel beyond Coventry at your heart's content.

Contact Up Estates today to arrange your viewing!

PROPERTY INFORMATION SUMMARY

Council Tax Band: D

Local Authority: Rugby

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 1092.00 sqft

Heating System: Gas Central Heating

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



£320,000

- EXTENDED THREE BED END TERRACE PROPERTY
- QUIET, DESIRABLE BINLEY WOODS LOCATION
- MULTI-CAR DRIVEWAY
- DEDICATED SINGLE GARAGE
- WELL PRESENTED THROUGHOUT
- IMMACULATE PRIVATE GARDEN
- AREA FLOODED WITH AMENITIES
- NEARBY LINKS TO MAJOR M69, M6, A45 ROADS



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.

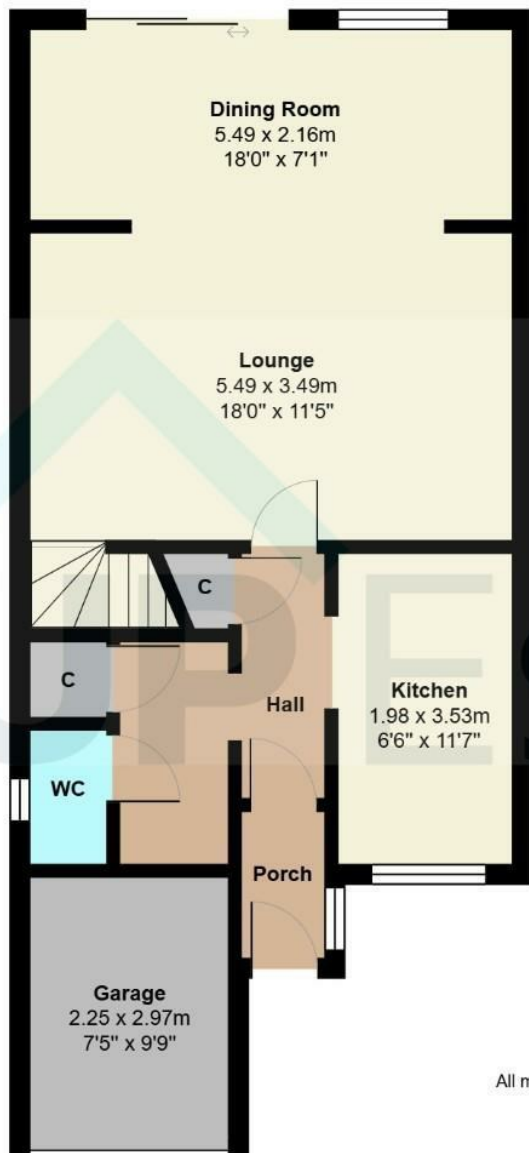






Norman Ashman Coppice, Binley Woods





Total Area: 101.5 m² ... 1092 ft²

All measurements are approximate and for display purposes only

CONTACT

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