



**4 Bedroom House - Detached**  
**located on Kelway, Binley**  
**Offers Over £460,000**

**UP Estates**





**\*\*EXTENDED BEAUTIFULLY PRESENTED DETACHED FAMILY RESIDENCE - SOUTH EAST FACING MATURE GARDEN - THREE RECEPTION ROOMS, FOUR BEDROOMS, TWO BATHROOMS, WC & UTILITY - STUNNING BATHROOM & ENSUITE REFURBISHED IN 2022\*\*** This is an exceptional opportunity to purchase a spacious, much improved and extended detached family home on the highly sought after Morrison's Estate, Binley. Externally the property briefly comprises; driveway, garage with power/light, alarm & electric roller shutter door, storm porch, entrance hall, living room, WC, kitchen/breakfast room (integrated; Gas Hob, Double Oven, Microwave, & Extractor). Followed by the utility room, dining room, extended sun room and sizable mature south east facing garden all to the ground floor. On the first floor off the landing are four bedrooms, bedroom one boasting ensuite shower room, & finally the family bathroom. This property boasts a range of features including; Amtico flooring in the living room, hallway & dining room, solid, insulated roof plus heating in the extended sun room, & re-fitted high spec bathroom & ensuite in 2022.

#### LOCATION

This lovely property is located on the highly sought after Morrison's Estate, within walking distance of the Warwickshire Shopping Park with Marks and Spencer, Boots, Asda Living and many leading retailers, as well as 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.

University Hospital is less than 2 miles away.

Good local schools include Caludon Castle and Clifford Bridge Primary and in the catchment area for Rugby Grammar Schools.

#### 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,

## Offers Over £460,000

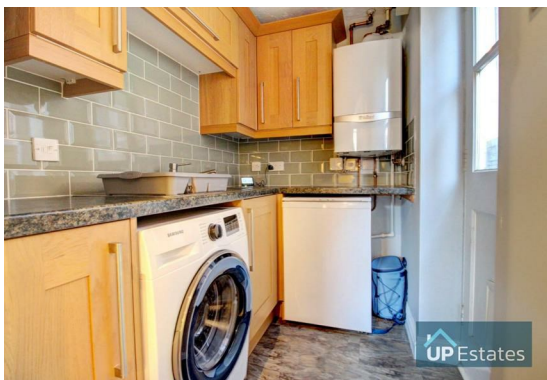
- EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFUL SOUTH EAST FACING GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- BATHROOM & ENSUITE REFURBISHED IN 2022
- SECURE GARAGE WITH ALARM/ELECTRIC SHUTTER
- COUNCIL TAX BAND E





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.







Kelway, Binley







Total Area: 136.3 m<sup>2</sup> ... 1467 ft<sup>2</sup>

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](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

 **UP** Estates