



4 Bedroom House - Semi-Detached
located on Craven Avenue, Binley
Woods
£375,000

UP Estates



**** NO ONWARD CHAIN - BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME - DOWNSTAIRS WC PLUS FAMILY BATH/SHOWER ROOM - STORE ROOM & GARAGE STORE - HIGHLY SOUGHT AFTER BINLEY WOODS LOCATION **** This is a fantastic opportunity to purchase a bright and beautifully presented semi-detached home on Craven Avenue. Viewing is essential to appreciate this property which very briefly comprises; driveway, garage store access, entrance hall, kitchen breakfast room, store room, WC, lounge diner and rear garden all to the ground floor. On the first floor are three double bedrooms, plus the impressive bath/shower room. Stairs ascend to the second floor with lobby area and door to another double bedroom which benefits from eaves storage. Call now to secure a viewing!

LOCATION

The village of Binley Woods is located in the Rugby Borough of Warwickshire.

Among the local amenities, Binley Woods boasts one public house, a Post Office, a small supermarket, a newsagent, hairdresser, chemist, butcher, dentist, off-licence and Chinese take-away. There is also a village hall.

The village comes within the school catchment area for Lawrence Sheriff grammar school boys) and Rugby High grammar school (girls), There is a village school (Binley Woods Primary) located within walking distance.

The home is conveniently located within easy access to the A45 , M6 M69 and M1 offering excellent links to surrounding areas and cities. The Warwickshire shopping Park is within walking distance and offers an array of shops including Marks and Spencer's and a gym which is open 24 hours a day.

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

£375,000

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- WC, PLUS FAMILY BATH & SHOWER ROOM
- DRIVEWAY & GARAGE STORE
- KITCHEN BREAKFAST ROOM & LOUNGE DINER
- SOUGHT AFTER BINLEY WOODS LOCATION
- COUNCIL TAX BAND C





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.

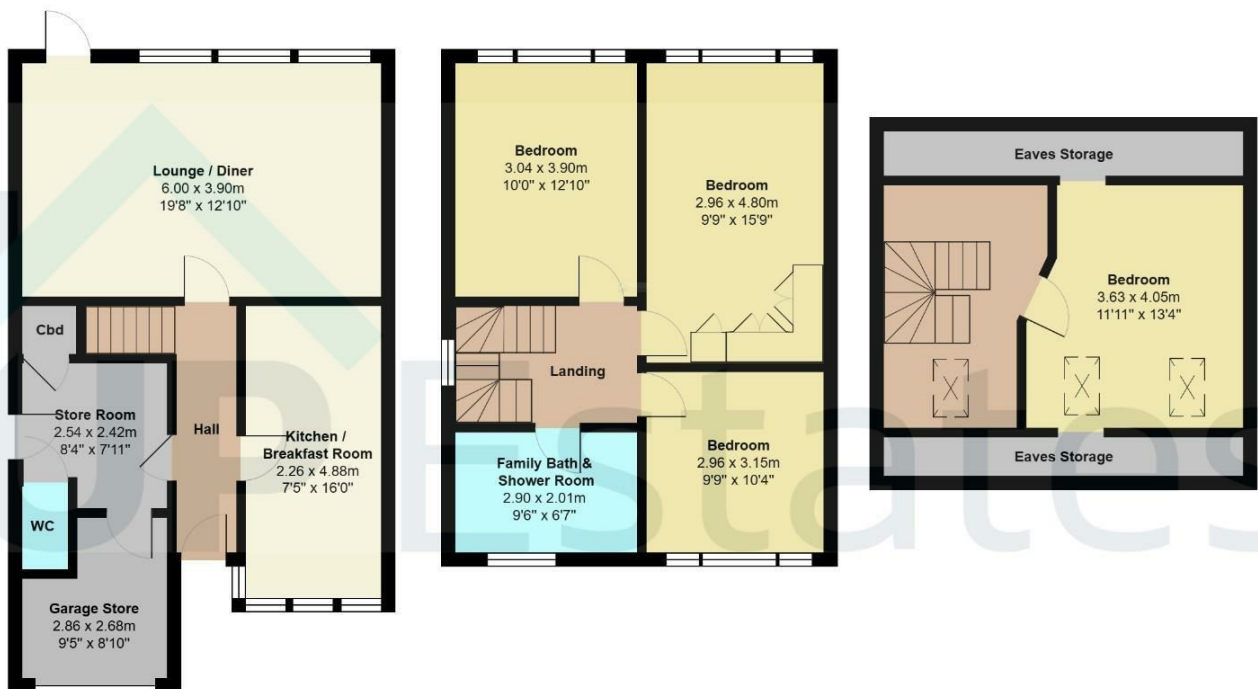
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Craven Avenue, Binley Woods





Total Area: 140.9 m² ... 1516 ft²

All measurements are approximate and for display purposes only

CONTACT

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