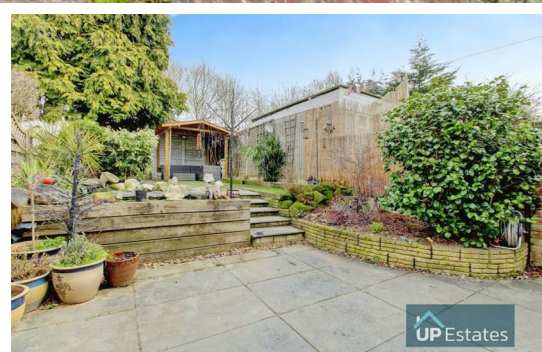




2 Bedroom House - Semi-Detached
located on Brandon Road, Coventry
£245,000

UP Estates



**** No Forward Chain - Extended Kitchen Diner - Garage & Rear Parking - Two Double Bedrooms - Private Mature Garden - Sought After Binley Location **** This extended, two double bedroom semi-detached family home is now available for purchase with no forward chain! Very briefly comprising; front garden, gated side access to front door, entrance hall flowing through to extended kitchen diner with log burner, sitting room with gas fire and mature private garden leading to the rear parking and garage with power/light all on the ground floor. To the first floor off of the landing are two double bedrooms with electric heaters and the family bathroom. The property is double glazed throughout.

LOCATION

The property is located in the popular Binley area of Coventry. This ideal location is also within easy reach of The University Hospital and the motorway network. Although the M69 and M6 are only a short drive away the property sits also within close proximity to the Stoke Floods nature reserve and the ever popular Coombe Abbey Country Park. Local shops and superstores can be found at the Warwickshire Shopping Park which is down the road, plus Tesco's in Walsgrave. Buses to the hospital and the city are frequent and also easily accessible.

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.

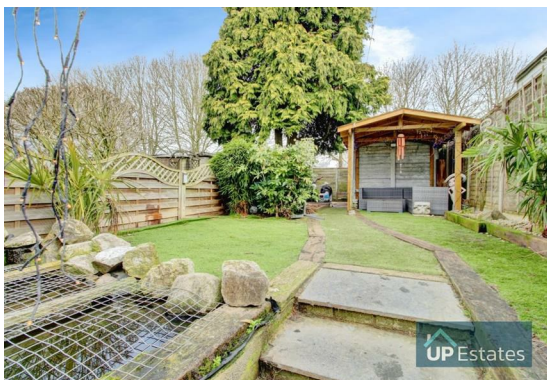
£245,000

- EXTENDED KITCHEN DINER
- NO FORWARD CHAIN
- MATURE PRIVATE GARDEN
- GARAGE WITH POWER/LIGHT & PARKING
- TWO DOUBLE BEDROOMS
- POPULAR BINLEY LOCATION

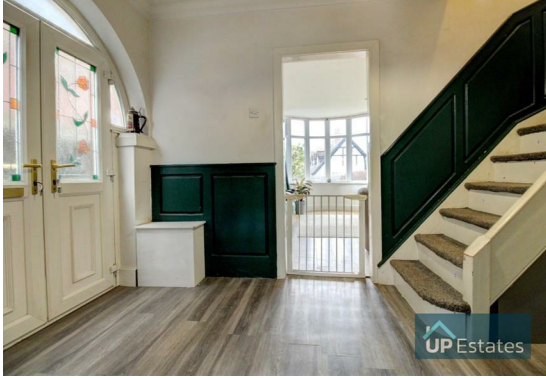




We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.





Brandon Road, Binley, Coventry





Total Area: 79.7 m² ... 857 ft² (excluding garage with power & light)

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