



**3 Bedroom House - Detached**  
**located on Coombe Park Road,**  
**Coventry**  
**Offers Over £300,000**

**UP Estates**



**\*\* No Forward Chain - Deceptively Spacious, Extended, Detached Family Home - Private Sizable Garden - Three Well Proportioned Bedrooms - WC & Family Bathroom - Sought After Binley Location**

**\*\* This is an exceptional opportunity to purchase a much loved, extended family home on the popular Coombe Park Road, Binley. Viewing is essential to appreciate this property which very briefly comprises; driveway, garage, entrance hall, WC, kitchen, impressively sized family living room, extended dining room and a good sized private garden with gated access, all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms, WC & family bathroom. Call now to view!**

#### LOCATION

Located on a sought-after road within 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. You enjoy the luxury of 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 (a stones throw away), St Gregory's Catholic Primary and Caludon Castle Secondary School.

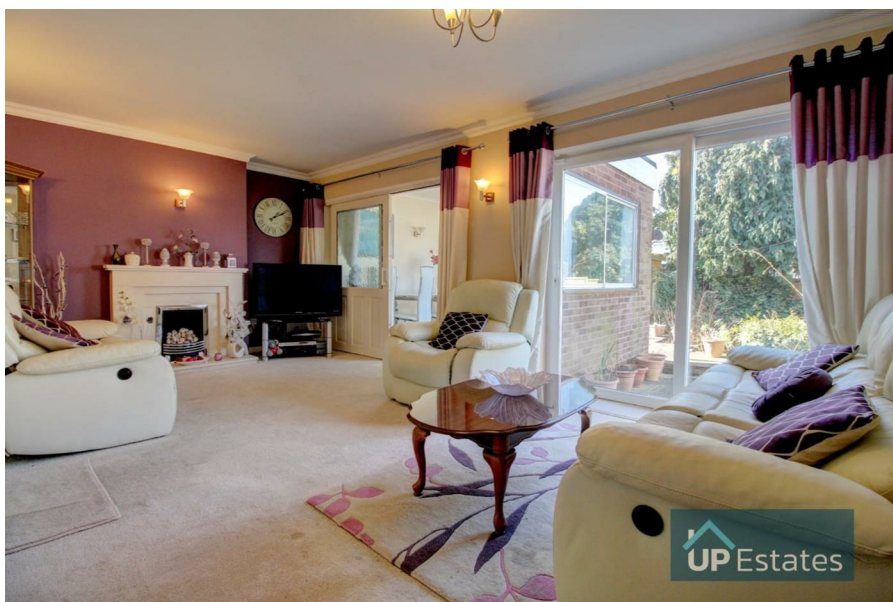
#### IMPORTANT NOTE TO PURCHASERS

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

## Offers Over £300,000

- NO FORWARD CHAIN
- EXTENDED DETACHED FAMILY HOME
- SPACIOUS PRIVATE GARDEN
- TWO WC'S & FAMILY BATHROOM
- SOUGHT AFTER BINLEY LOCATION
- EPC RATED C
- THREE GOOD SIZED BEDROOMS
- GARAGE & DRIVEWAY





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.

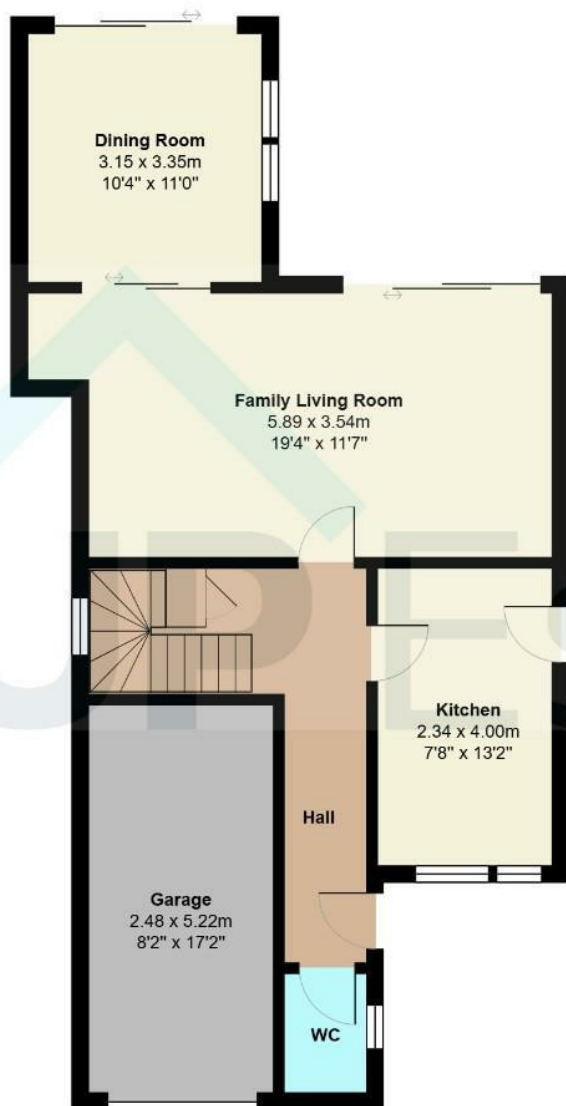
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Coombe Park Road, Coventry





Total Area: 121.1 m<sup>2</sup> ... 1304 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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