



3 Bedroom House - Semi-Detached
located on Grange Avenue,
Coventry
£227,500

UP Estates



****NO FORWARD CHAIN - THREE GOOD SIZED BEDROOMS - WC TO BEDROOM ONE - SPACIOUS PRIVATE GARDEN - DRIVEWAY - SEMI-DETACHED FAMILY HOME**** This is a fantastic opportunity to purchase a three bedroom semi-detached family home on Grange Avenue, Binley, with no forward chain. Very briefly comprising; driveway allowing ample parking for vehicles, front garden, entrance hall, living room, kitchen breakfast room, utility room, bathroom and spacious private garden all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms, and WC off of bedroom one. Call now to secure a viewing!

LOCATION

This home is within close driving distance to Coombe Abbey, retail therapy is on hand in the form of the Warwickshire Retail Park. Commuters to Warwickshire have the A46 close by and you can be whizzing off to London or Birmingham on the M6 easily.

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 clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

£227,500

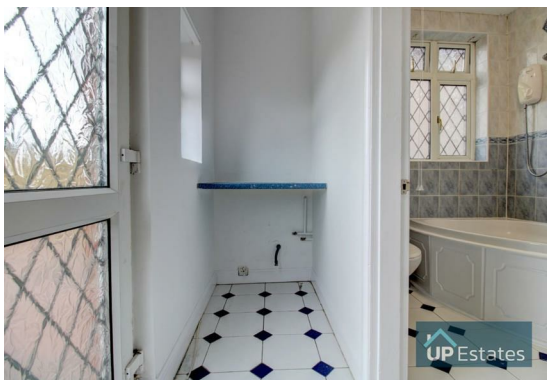
- NO FORWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- WC & BATHROOM
- AMPLE PARKING FOR VEHICLES
- SPACIOUS PRIVATE GARDEN
- POPULAR BINLEY LOCATION
- COUNCIL TAX BAND B
- SEMI-DETACHED FAMILY HOME

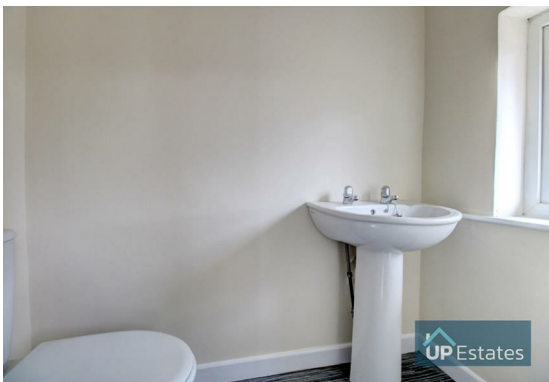




All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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

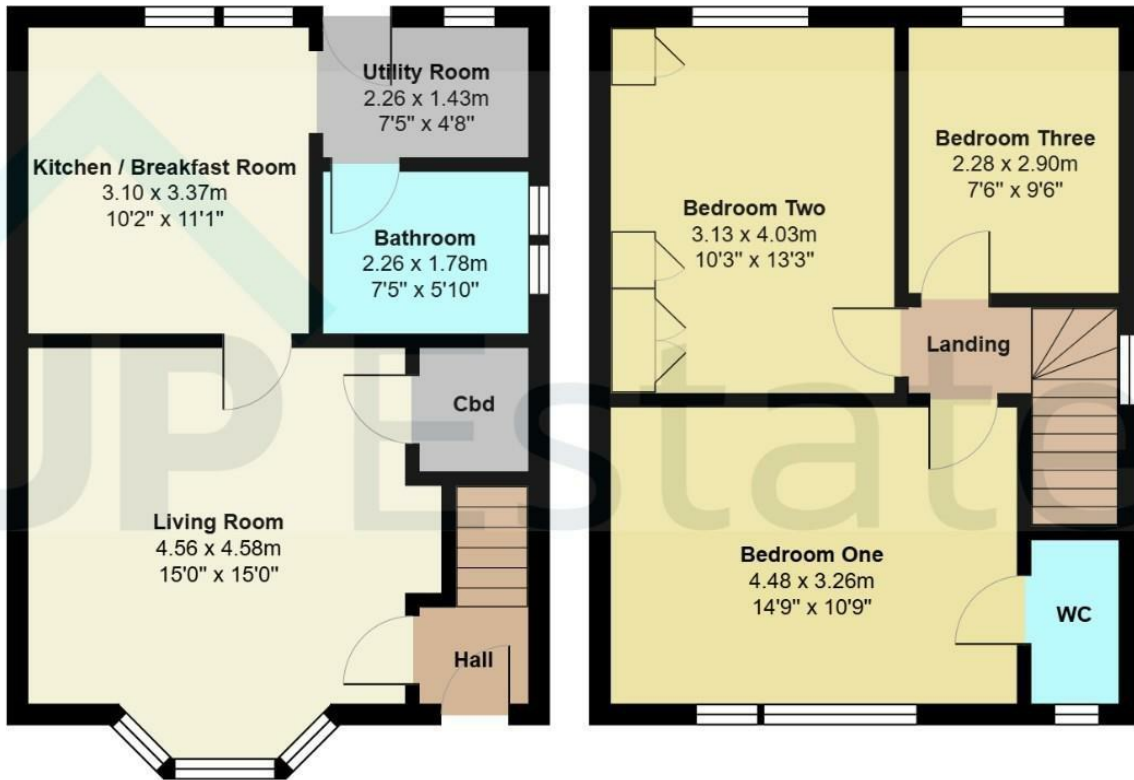






Grange Avenue, Binley, Coventry





Total Area: 83.9 m² ... 903 ft²

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

