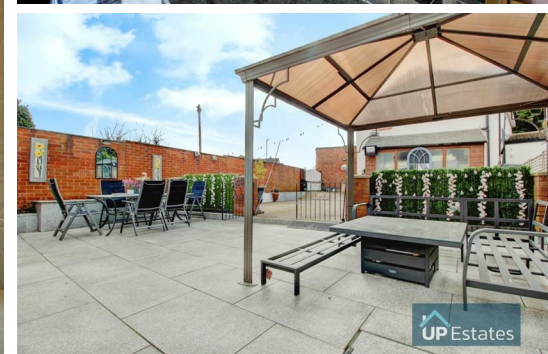
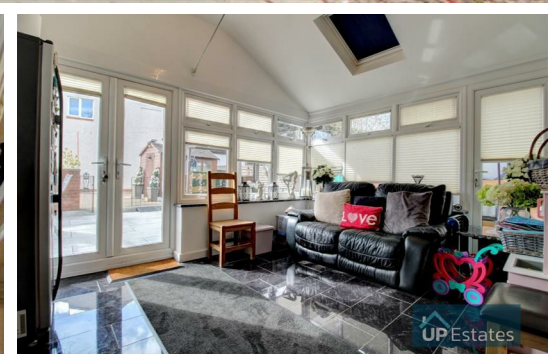




6 Bedroom House - Detached
located on Binley Road, Coventry
£700,000

UP Estates



£700,000

- DETACHED FAMILY RESIDENCE
- SIX BEDROOMS, THREE RECEPTION ROOMS
- THREE BATHROOMS & UTILITY WC
- OWNED SOLAR PANELS WITH BATTERIES & FEED-IN-TARRIF
- POPULAR LOCATION
- IMPRESSIVELY SIZED GARAGE/WORKSHOP & GATED ACCESS

**** CHECK OUT THE FLOORPLAN !!! - SIX BEDROOMS, THREE BATHROOMS, UTILITY & WC - THREE RECEPTION ROOMS - SOUGHT AFTER LOCATION - IMPRESSIVE SIZABLE GARAGE/WORKSHOP WITH GATED DRIVEWAY - OWNED SOLAR PANELS WITH BATTERY & FEED-IN-TARRIF - POTENTIAL INCOME (AIRBNB - SELF CONTAINED) - SOUTH FACING GARDEN**

**** This is an exceptionally RARE opportunity to purchase a detached family residence, built by the current owners in 2007 to a beautiful standard throughout. Viewing is essential to appreciate the space and versatility this property has to offer & very briefly comprises; welcoming entrance hall, family living room, WC utility room, kitchen/diner, sun room (Granite worktops in kitchen and sun room windowsills), and south facing garden with double gated vehicle access all to the ground floor. On the first floor off of the landing are four bedrooms, bedroom one benefitting from ensuite shower room, followed by the family bathroom.**

The impressive detached garage workshop boasts high ceiling, power, light & secure doors. There is a separate door leading to the 'Annex' - This converted space completed in 2017 has great versatility for separate family living OR potential AIRBNB income/short term let at circa £150 per night! Boasting; entrance hall, utility room/store, stairwell to the lounge diner, hallway, kitchenette, two double bedrooms and shower room.

A range of owned solar panels have been a welcome addition to the home, having an array of panels to three aspects (on house & garage) - consisting of three batteries (2kw), it is a 4kw system. There is a feed in tariff where the vendors currently receive circa £500 per annum. (14.46 p/kWhs)

CALL NOW TO VIEW!

LOCATION

Located in the ever popular Binley Road. The property is situated within close proximity to good local schools, amenities, key road networks and University Hospital. Close with easy access in to and out of Coventry City Centre.

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.





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.







Binley Road, Coventry





Total Area: 214.5 m² ... 2309 ft² (excluding garage/ workshop)
All measurements are approximate and for display purposes only

CONTACT

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