



3 Bedroom House - Terraced
located on Ullswater Road,
Coventry
Offers Over £225,000

UP Estates



**** NO FORWARD CHAIN - NEW ROOF 2024 - GARAGE TO THE REAR - SOUTH EAST FACING PRIVATE GARDEN - SOUGHT AFTER BINLEY LOCATION **** This is a fantastic opportunity to purchase a beautifully maintained and much loved three bedroom family home in Ullswater Road, Binley with no forward chain. Very briefly comprising; front garden, porch, entrance hall, lounge diner, kitchen, utility room, WC and mature private south east facing garden to the ground floor leading to the garage. On the first floor off of the landing are three well proportioned bedrooms and the shower room. This bright and deceptively spacious home needs to be viewed to be appreciated, call now!

LOCATION

Ullswater Road is located within easy access to the A444, A46, M6 and the Walsgrave Road. The Warwickshire Shopping Park, Morrisons and TGI Fridays are situated just over 1.5 miles away.

Many good Schools including Caludon Castle Secondary School, Richard Lee and Ravensdale Primary serve the area, with Ernesford Grange Primary, Ernesford Grange Community Academy and Riverbank Academy within walking distance Local conveniences can also be found within a short distance. University Hospital is also less than 1.5 miles away. Coombe Abbey Country Park can be found 2 miles away and is a very popular and attractive leisure destination for families.

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

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- NEW ROOF 2024
- SOUTH EAST FACING PRIVATE GARDEN
- GARAGE TO THE REAR
- THREE BEDROOMS
- WC & UTILITY
- SOUGHT AFTER LOCATION





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.

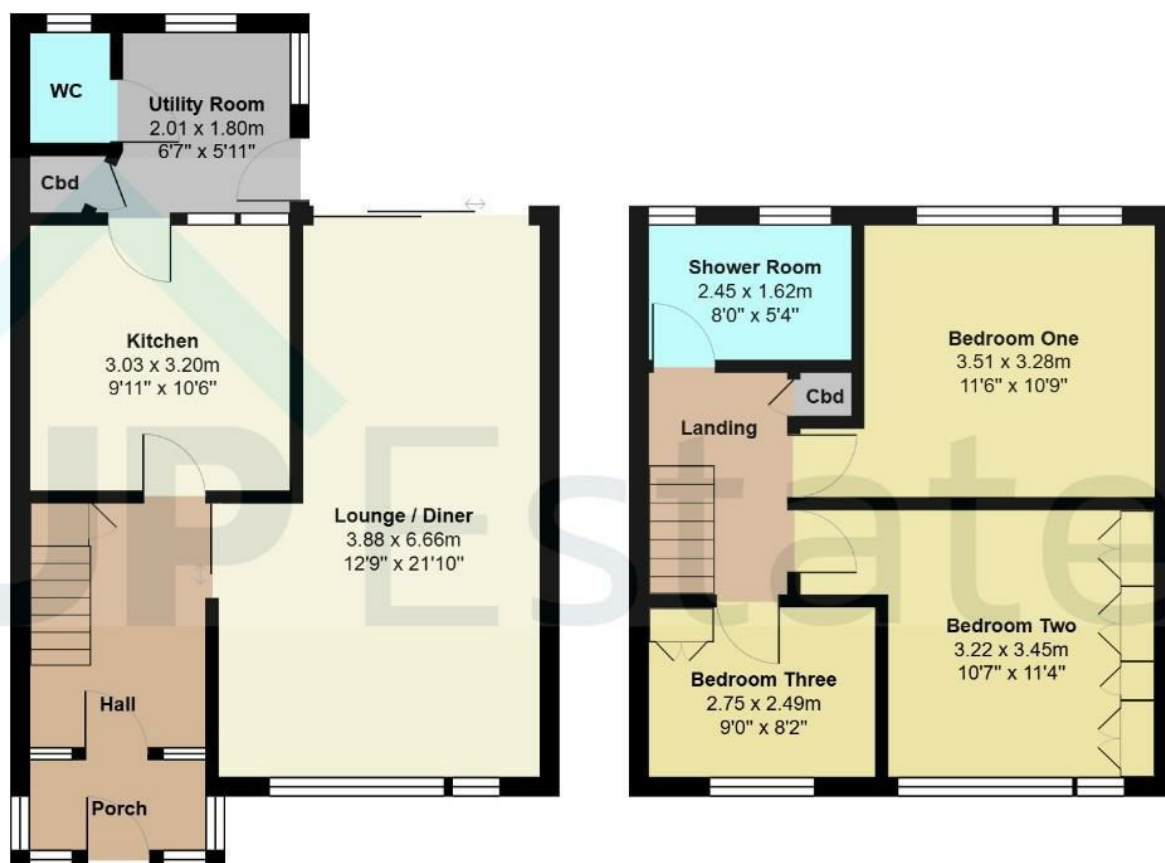
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Ullswater Road, Binley, Coventry





Total Area: 91.0 m² ... 979 ft²

All measurements are approximate and for display purposes only

CONTACT

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