



3 Bedroom House - Semi-Detached
located on Brandon Road, Binley
Offers Over £239,999

UP Estates



**** NO FORWARD CHAIN - FANTASTIC LOCATION - MODERN OPEN PLAN LIVING - EXTENDED TO THE REAR - NON-OVERLOOKED GARDEN - THREE WELL PROPORTIONED BEDROOMS - LOFT WITH LADDER, BOARDING AND SKYLIGHT (POTENTIAL CONVERSION STPP) **** Situated on the sought after Brandon Road, Binley, is this well presented, deceptive three bedroom semi-detached family home, with NO FORWARD CHAIN! Viewing is essential to appreciate this property which very briefly comprises; entrance hall with storage, living room, social dining area flowing through to the kitchen (integrated oven, gas hob, extractor & sink) The rear garden is beautifully private, with side access and fenced boundary. On the first floor off of the landing are three well proportioned bedrooms, followed by the family bathroom. The loft hatch is accessed off of the landing with pull down ladders, boarding, light and skylight, with potential to extend like the neighbouring properties (STPP). We have been advised by the owners that there is also rear vehicular access, and that the space behind the fence, which is owned by the property, provides sufficient room to park a standard 4-door car.

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.

**Offers Over
£239,999**

- EXTENDED SEMI-DETACHED HOME
- THREE WELL PROPORTIONED BEDROOMS
- NO FORWARD CHAIN
- PRIVATE GARDEN
- FANTASTIC LOCATION
- VIEWING IS ESSENTIAL!





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.



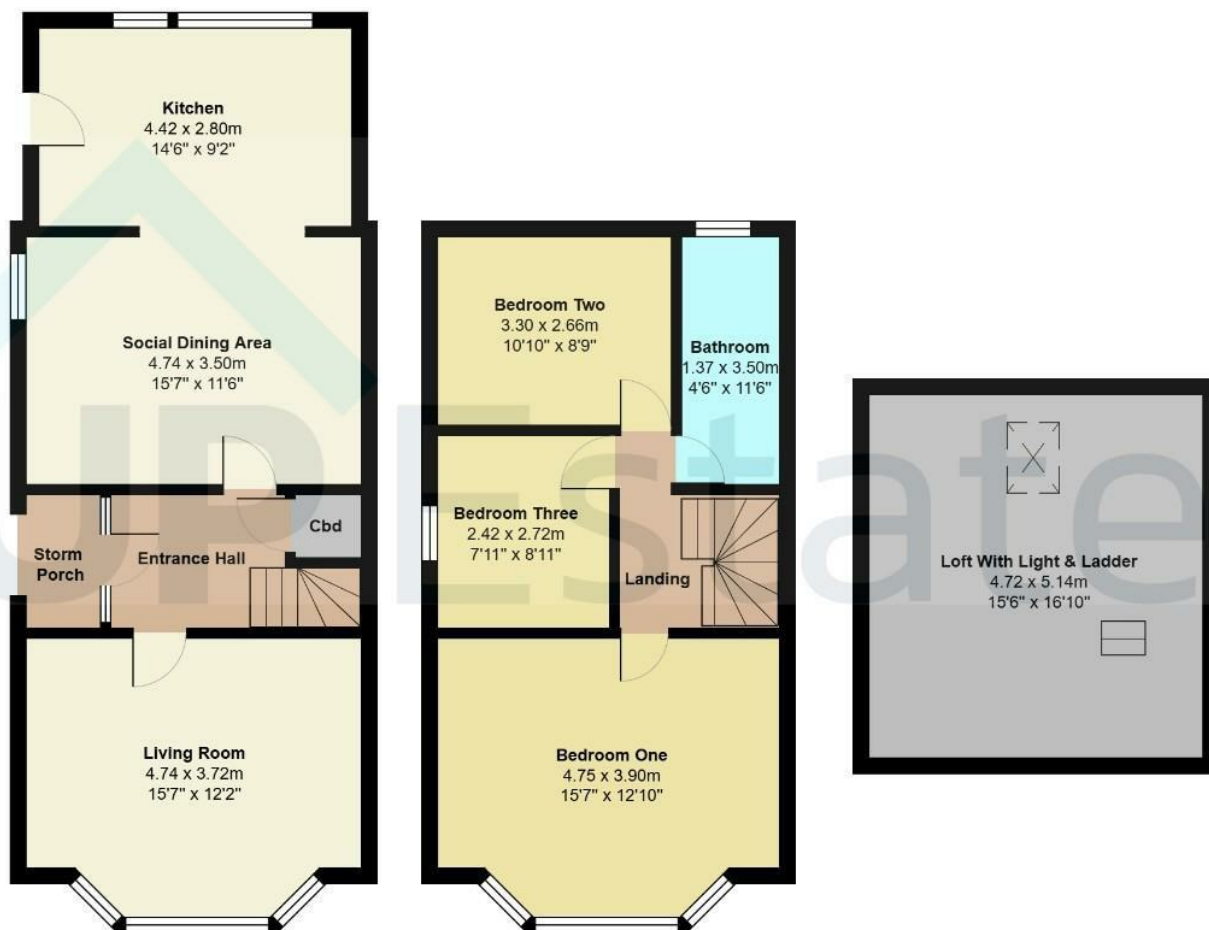
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Brandon Road, Binley





Total Area: 102.4 m² ... 1102 ft² (excluding loft with light & ladder)

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