



**3 Bedroom House - End Terrace**  
**located on William Groubb Close,**  
**Coventry**  
**£240,000**

**UP Estates**





£240,000

- THREE DOUBLE BEDROOM FAMILY HOME
- GARAGE WITH POWER/LIGHT & DRIVEWAY
- CUL DE SAC POSITIONING IN POPULAR BINLEY LOCATION
- USABLE CRAFT SPACE/STORE IN GSRDEN
- COUNCIL TAX BAND B

**\*\* THREE DOUBLE BEDROOMS - USABLE GARDEN CRAFT**

**SPACE/STORAGE - QUIET CUL DE SAC WITH SMALL GREEN OPPOSITE -**

**GARAGE & DRIVEWAY \*\*** This is a fantastic opportunity to purchase a much loved three double bedroom family home on William Groubb Close, Binley. Viewing is essential to appreciate this family home which very briefly comprises; driveway, garage with power/light, extended entrance hall, porch, open plan living/dining area, kitchen and mature rear garden with gated side access to the ground floor.

There is also a usable wooden craft space with power/light and ample storage. On the first floor off of the landing are three double bedrooms, all with integrated storage, followed by the bathroom. Call now to view!

## LOCATION

The property is perfect for a family due to its close proximity to local shops, amenities and excellent road links such as A46, M6 and M69. The property also falls into the school catchment for Ernesford Grange Primary and Ernesford Grange Community Academy.

## 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.

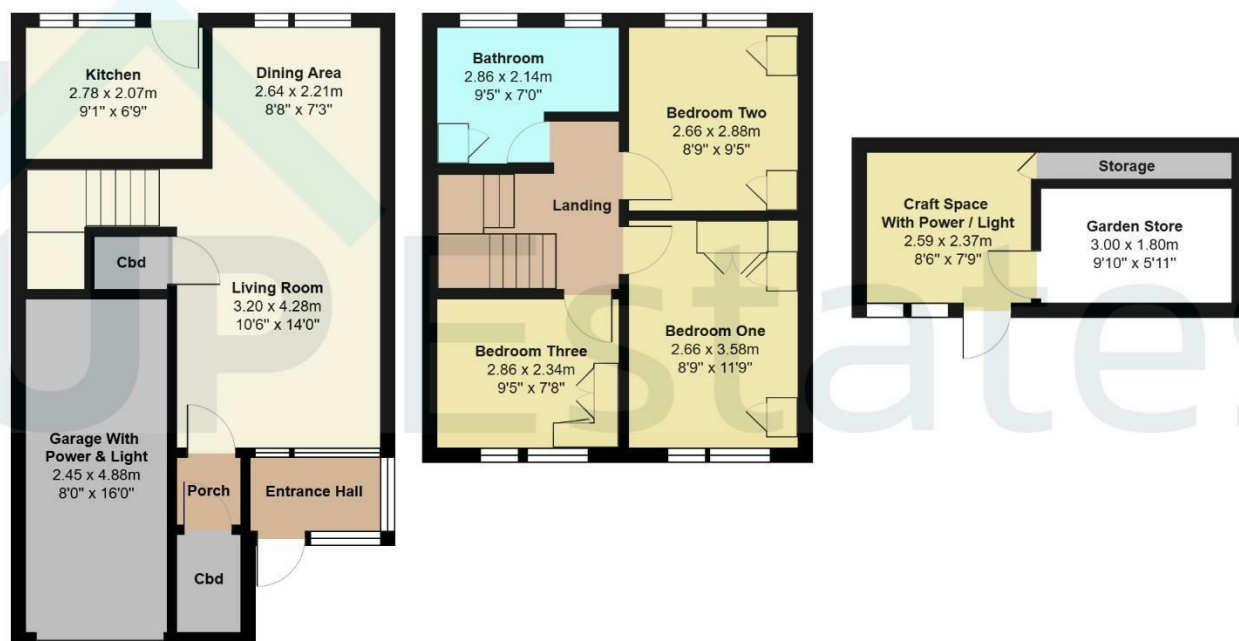






William Groubb Close, Binley, Coventry





Total Area: 87.2 m<sup>2</sup> ... 939 ft<sup>2</sup> (excluding craft space with power / light, storage, garden store)

All measurements are approximate and for display purposes only

## CONTACT

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