



**4 Bedroom House - Detached**  
**located on Skipworth Road,**  
**Coventry**  
**£395,000**

**UP Estates**



4



2



3



D

**\*\* NO FORWARD CHAIN - EXTENDED, FOUR BEDROOM DETACHED FAMILY HOME - SOUGHT AFTER MORRISONS ESTATE - WC, UTILITY, ENSUITE & FAMILY BATHROOM - AMPLE STORAGE - THREE RECEPTION ROOMS - SPACIOUS PRIVATE GARDEN**

**\*\* This is an exceptional opportunity to purchase an extended, four bedroom detached family home tucked away off of Skipworth Road, on the sought after Morrisons Estate, Binley. This property benefits from having no forward chain and very briefly comprises; spacious driveway, front lawn, garage with power, entrance hall, living room, dining room, sun room conservatory, kitchen, lobby, utility room, WC & good sized private walled garden all to the ground floor. On the first floor off of the landing are four well proportioned bedrooms all with integrated wardrobe storage, bedroom one boasting ensuite shower room, followed by the family bathroom. Call now to secure a viewing!**

**£395,000**

- EXTENDED DETACHED FAMILY HOME
- NO FORWARD CHAIN
- FOUR BEDROOMS, TWO BATHROOMS
- SOUGHT AFTER LOCATION
- THREE RECEPTION ROOMS
- WC & UTILITY ROOM
- SPACIOUS GARDEN
- DRIVEWAY & GARAGE





## LOCATION

Located on a sought-after estate in the Binley area of Coventry, the property is situated close to the University Hospital, local amenities and transport links, with easy access to countryside including the beautiful Coombe Abbey Park. The sellers have enjoyed being within walking distance of both a green park and convenient local supermarkets. The homes is also ideally placed for commuting to Coventry, Birmingham and Leicester and further afield via the M6, M69, M45, M1".



Supermarkets and a variety of shops and a local gym are available within walking distance at Binley's Warwickshire Shopping Park furthermore, this family home is also within the catchment area for a number of schools including Clifford Bridge Academy within walking distance, St Gregory's Catholic Primary and Caludon Castle Secondary School.

## 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.

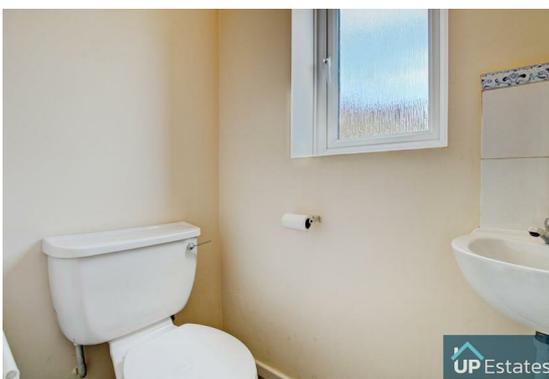


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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 contact 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.





Skipworth Road, Binley, Coventry





Total Area: 124.5 m<sup>2</sup> ... 1341 ft<sup>2</sup>

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](mailto:enquiries@upestates.co.uk)  
 T: 024 7771 0780

