

2 Bedroom House - End Terrace
located on Willenhall Lane,
Coventry
£220,000

UP Estates



£220,000

- EXTENDED TWO DOUBLE BEDROOM FAMILY HOME
- SPACIOUS PRIVATE GARDEN
- SIZABLE DOUBLE GARAGE/WORKSHOP
- OPEN PLAN KITCHEN DINER
- MODERN BATHROOM & OUTBUILDING WC
- SOUGHT AFTER BINLEY LOCATION

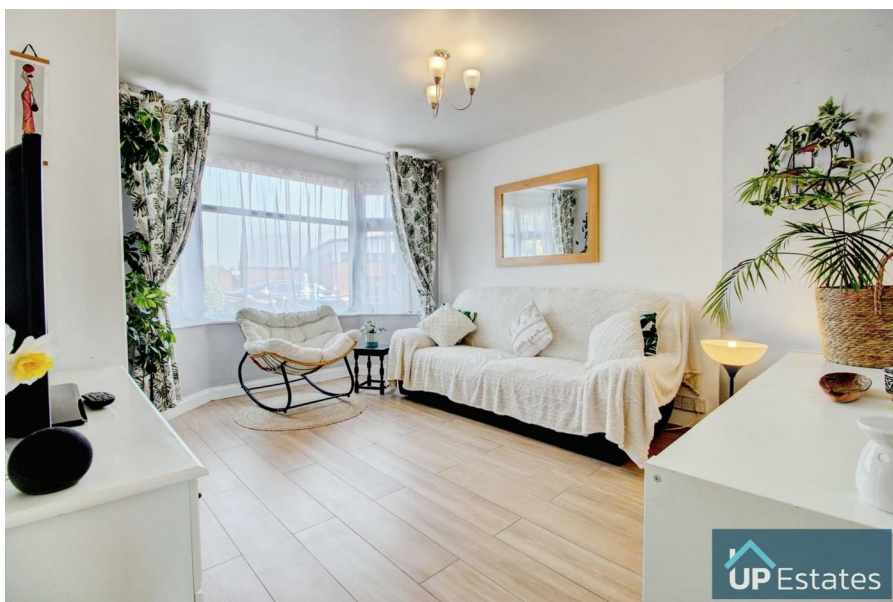
**** EXTENDED, TWO DOUBLE BEDROOM FAMILY HOME IN BINLEY - BATHROOM & OUTSIDE WC -SPACIOUS PRIVATE GARDEN WITH GATED ACCESS - LARGE DOUBLE GARAGE/WORKSHOP WITH POWER/LIGHT - OPEN PLAN KITCHEN DINER **** This is a fantastic opportunity to purchase a beautifully extended and well-presented two double bedroom home located in the popular area of Binley. This spacious property features an open plan kitchen diner, ideal for modern family living, and a well-appointed bathroom with the added convenience of an outside WC. The generous private garden offers gated rear access, leading to a large double garage/workshop complete with power and lighting—perfect for storage, hobbies, or conversion for a home business. A fantastic opportunity for families or buyers seeking space and versatility in a sought-after location. Viewing is essential to appreciate this home, call now to view!

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.





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.





Willenhall Lane, Binley, Coventry





Total Area: 71.6 m² ... 771 ft² (excluding double garage workshop with power/light)

All measurements are approximate and for display purposes only

CONTACT

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