



**5 Bedroom House - Semi-Detached**  
**located on Binley Road, Coventry**  
**Offers Over £525,000**

**UP Estates**





**\*\* HEAVILY EXTENDED FIVE BEDROOM SEMI-DETACHED FAMILY HOME - THREE BATHROOMS, WC & UTILITY - SPACIOUS, MATURE, SOUTH FACING GARDEN - MULTI-CAR DRIVEWAY - IMMACULATELY PRESENTED THROUGHOUT! \*\*** Welcome to this stunning, heavily extended and fully modernised semi-detached family home, perfectly positioned in the highly desirable residential area of Binley. Designed with comfort, luxury, and space in mind, this property offers a rare combination of contemporary living and practical family features throughout. Viewing is essential to appreciate this home!

**Key Features:**

- 4/5 generous bedrooms – ideal for growing families or those seeking flexible home office space
- 3 modern bathrooms, additional WC, and a handy utility room
- 2/3 spacious reception rooms offering versatile living, dining and entertaining spaces

**Ground Floor Living:**

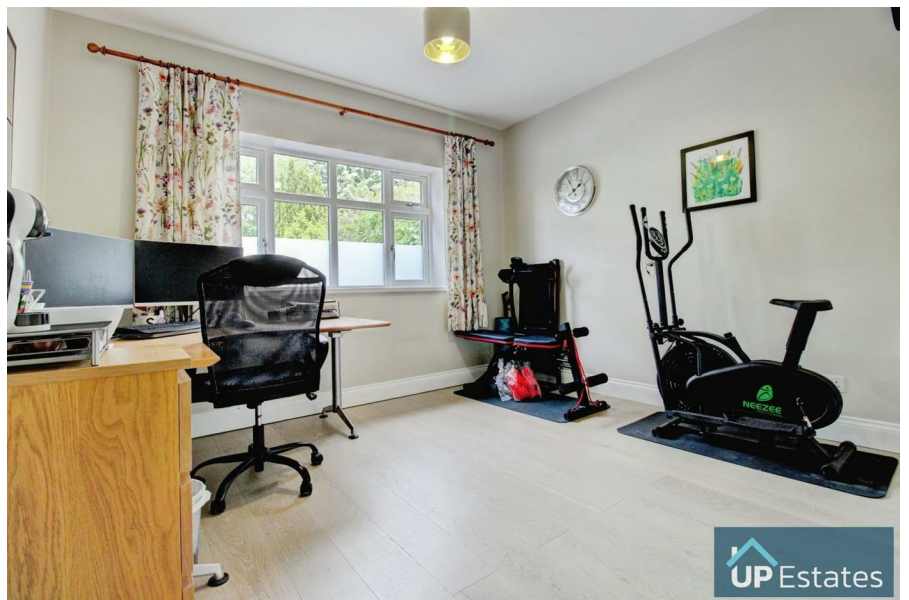
- This exceptional home opens up to a series of well-proportioned and light-filled living areas, including:
  - A stylish lounge with ample room for relaxing or entertaining guests
  - A versatile second reception room or formal dining room
  - A potential third reception room or fifth bedroom/home office, complete with underfloor heating
- The heart of the home is the contemporary open-plan kitchen and dining area, which has been thoughtfully designed to meet every culinary and practical need. It features:
  - Induction hob
  - Extractor
  - Built-in dishwasher
  - Inset sink
  - Pull-out integrated bins
  - Full-size fridge and full-size freezer
  - Built-in oven, grill, and microwave
  - Large walk-in pantry
- Five elegant Venus skylights flooding the space with natural light
- Underfloor heating throughout the kitchen, dining area, utility room, downstairs WC and shower room

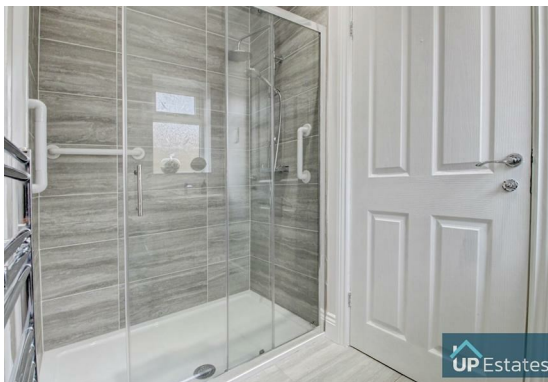
**Outdoor Oasis:**

- Step outside into a beautifully landscaped, south-facing spacious private garden, perfect for summer entertaining and family enjoyment:
  - Porcelain tiled patio area – stylish and low maintenance
  - Large, lush lawn bordered by mature shrubs and a large raised planter
  - A charming selection of fruit trees including apple, plum, pear, and cherry
  - Summerhouse – ideal as a hobby space or storage
  - Shed providing practical outdoor storage

## Offers Over £525,000

- IMMACULATELY PRESENTED FOUR/FIVE BEDROOM FAMILY HOME
- THREE BATHROOMS, WC & UTILITY ROOM
- BEAUTIFULLY RENOVATED SINCE 2020
- SOUTH FACING, MATURE, LANDSCAPED GARDEN
- VERSATILE & CONTEMPORARY FAMILY LIVING
- SOUGHT AFTER LOCATION SET BACK FROM ROAD
- VIEWING IS ESSENTIAL!





## LOCATION

Situated on the sought after Binley Road and away from the hustle and bustle of the city centre, our property finds itself nearby and within easy access to some notable landmarks including; Warwickshire Shopping Park, Copsewood Sports Club, Coombe Abbey Country Park, University Hospital C&W and Coventry Train Station.

Families will also benefit from great local schools such as Ernesford Grange Academy, Ravensdale Primary and Caludon Castle Secondary.

The main Eastern Bypass is within easy reach, providing transport links to the A45 and then the M40 / M1.

## IMPORTANT NOTE TO PURCHASERS

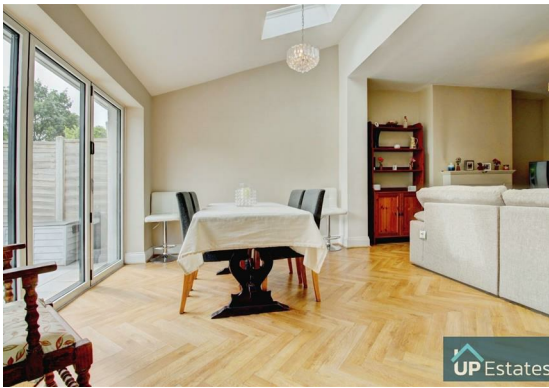
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.







Binley Road, Binley, Coventry





Total Area: 176.2 m<sup>2</sup> ... 1896 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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