



4 Bedroom House - Detached
located on Skipworth Road,
Coventry
£470,000

UP Estates



**** MUCH IMPROVED & BEAUTIFULLY PRESENTED DETACHED FOUR BEDROOM HOME - GARAGE CONVERSION FOR FURTHER LIVING SPACE - PRIVATE SOUTH/WEST FACING GARDEN - MULTI-CAR DRIVEWAY TUCKED AWAY OFF OF SKIPWORTH ROAD - SOUGHT AFTER MORRISONS ESTATE **** This is an exceptional opportunity to purchase a much loved, immaculately presented, four bedroom detached family residence on the well regarded Morrisons Estate, Binley. Viewing is essential to appreciate this home which very briefly comprises; multi-car driveway, entrance hall, family sitting room, WC, lounge/diner extended into garage, & kitchen/breakfast room boasting Quartz worktops, dishwasher, breakfast bar, fridge, double oven with combi grill, microwave, warming draw, gas hob & extractor, followed by the utility room and mature south/west facing private garden with storage sheds, all to the ground floor. On the first floor off of the landing are four bedrooms, integrated wardrobes in bedrooms one/two, and ample eaves storage accessed from bedroom three. Bedroom one benefits from dual aspect windows and ensuite shower room, followed by the family bathroom. There are electric blinds in the kitchen and lounge diner, and the loft is partially boarded for further useful storage. All external doors, windows and French doors are UPVC double glazed. Call immediately to view!

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



£470,000

- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION
- GARAGE CONVERSION FOR FURTHER RECEPTION ROOM
- SOUTH/WEST FACING PRIVATE GARDEN
- RE-FITTED KITCHEN WITH INTEGRATED APPLIANCES
- WC, UTILITY, ENSUITE & FAMILY BATHROOM



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.

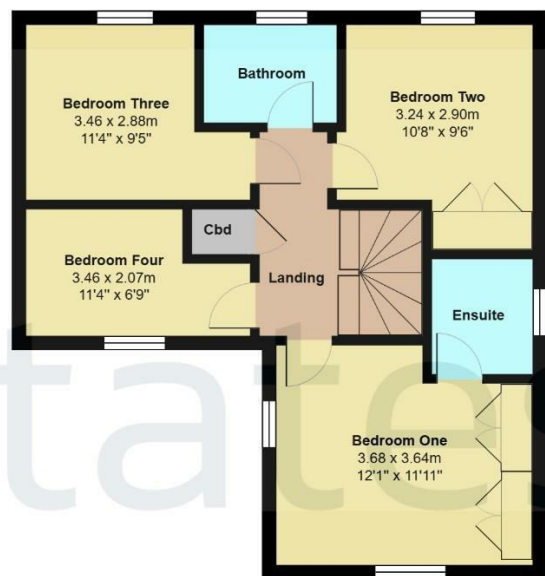
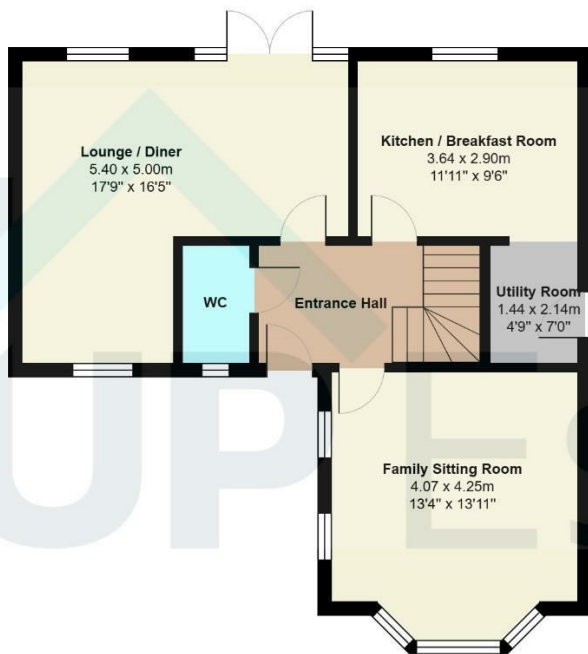
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Skipworth Road, Binley, Coventry





Total Area: 122.8 m² ... 1322 ft²

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

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