

4 Bedroom House - Detached
located on Tylney Close, Coventry
£400,000

UP Estates



SPACIOUS FOUR-BEDROOM DETACHED HOME | QUIET CUL-DE-SAC OFF SKIPWORTH ROAD | TWO RECEPTION ROOMS | BUILT-IN WARDROBES THROUGHOUT | GARAGE & DRIVEWAY | SOUGHT-AFTER BINLEY LOCATION

Tucked away in a peaceful cul-de-sac just off Skipworth Road, this impressive four-bedroom detached family home offers spacious and versatile living in the heart of Binley, one of Coventry's most established and well-connected residential areas.

On the ground floor, the property comprises a welcoming entrance hall, a spacious lounge, a second reception room ideal as a dining room or snug, a well-proportioned kitchen, a utility room, and a convenient downstairs WC. There is also internal access to the integral garage, offering excellent storage or conversion potential.

Upstairs, all four bedrooms feature built-in wardrobes, providing ample storage. The principal bedroom includes an ensuite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the home boasts a block-paved driveway with space for multiple vehicles, and a low-maintenance rear garden that's well-sized and ideal for relaxing or entertaining.

Situated in Binley, the property is within easy reach of excellent local schools, including Ernesford Grange and St Bartholomew's CE Academy, and is just minutes from University Hospital Coventry & Warwickshire. Local amenities such as Binley Woods shops, Brandon Road Tesco Extra, and Brandon Marsh Nature Reserve are nearby, while commuters benefit from excellent road access to the A46, M6, M69, and Coventry Eastern Bypass.

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

£400,000

- DETACHED FOUR-BEDROOM FAMILY HOME
- QUIET CUL-DE-SAC LOCATION OFF SKIPWORTH ROAD
- ENSUITE TO MAIN BEDROOM & FAMILY BATHROOM
- GARAGE WITH INTERNAL ACCESS & DRIVEWAY FOR MULTIPLE VEHICLES
- LOW-MAINTENANCE REAR GARDEN IN A SOUGHT-AFTER BINLEY AREA
- FOUR BEDROOMS WITH BUILT-IN WARDROBES
- UTILITY ROOM AND DOWNSTAIRS WC

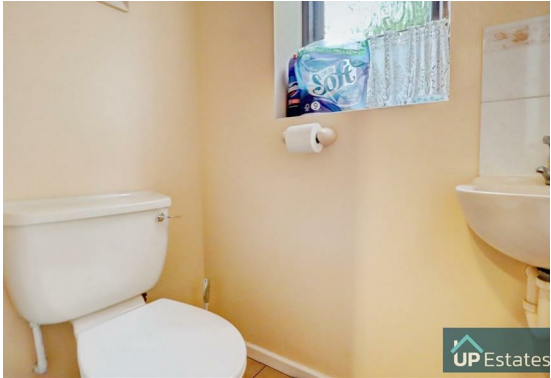




vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.



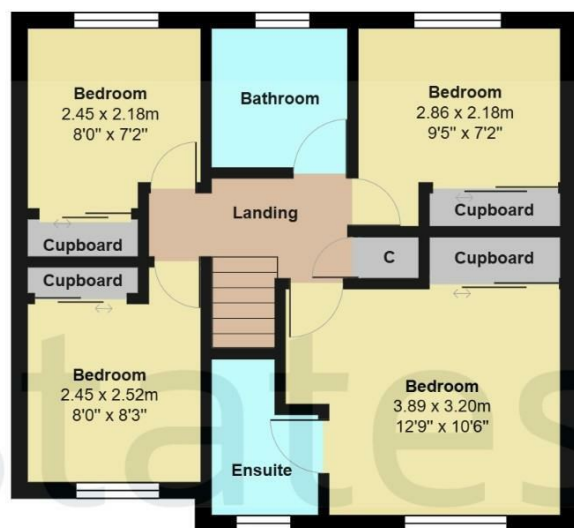
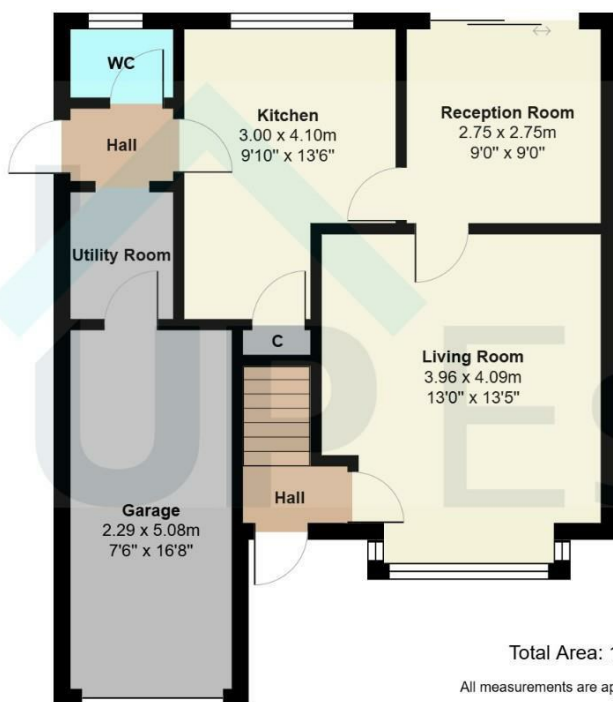


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Tylney Close, Binley, Coventry



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Total Area: 110.2 m² ... 1186 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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