



2 Bedroom House - Terraced
located on Ashby Close, Coventry
Offers Over £180,000

UP Estates



**** DECEPTIVE TWO DOUBLE BEDROOM FAMILY HOME - SOUTH/WEST FACING SPACIOUS GARDEN - GARAGE WITH POWER/LIGHT & DRIVEWAY - GREEN TO FRONT ASPECT - POPULAR BINLEY LOCATION ****
Here is a fantastic opportunity to purchase a two double bedroom home, quietly nestled in a desirable cul-de-sac location in Ashby Close, offering an attractive green outlook to the front and a sunny, south-west facing garden to the rear.

This well-maintained and thoughtfully arranged home provides an excellent balance of indoor and outdoor living space, ideal for a range of buyers including downsizers, first-time homeowners, and investors alike.

As you approach, the property enjoys a tucked-away position with a pleasant green to the front, providing a peaceful and leafy aspect. The entrance porch leads into a spacious lounge diner, followed by the bright kitchen breakfast room ideal for everyday living, with views and access to the rear garden—perfect for entertaining or relaxing in the warmer months. A separate rear lobby provides additional practical space and convenient garden access.

The two bedrooms are both comfortable doubles, with plenty of room for freestanding or fitted furniture. The modern shower room has been stylishly updated with contemporary fittings and finishes, ensuring a fresh and functional feel.

Outside, the private south-west facing rear garden is a true highlight—designed for ease of maintenance while enjoying excellent sun exposure throughout the day. Whether you're a keen gardener or just enjoy a tranquil outdoor setting, this space is sure to impress.

Completing the property is the garage fitted with power and lighting—ideal for secure storage, a workshop, or even home gym use—along with a private driveway offering off-street parking.

Situated in a quiet residential close, yet within easy reach of local amenities, schools, transport links, and green open spaces, this property combines comfort, convenience, and charm in equal measure.

Offers Over £180,000

- SPACIOUS SOUTH/WEST FACING GARDEN
- GARAGE WITH POWER/LIGHT AND DRIVEWAY
- POPULAR BINLEY LOCATION
- KITCHEN BREAKFAST ROOM WITH FURTHER LOBBY
- GREEN TO FRONT ASPECT
- COUNCIL TAX BAND A
- EPC RATED C
- TWO GOOD SIZED DOUBLE BEDROOMS

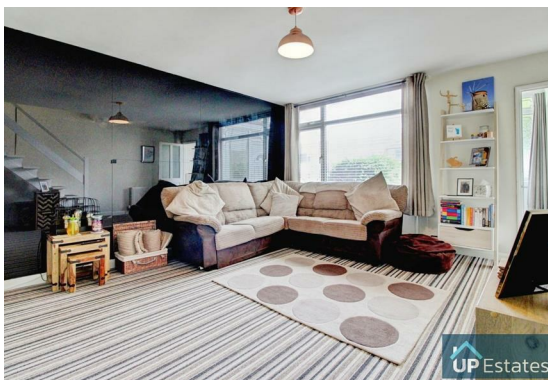




IMPORTANT NOTE TO PURCHASERS

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.



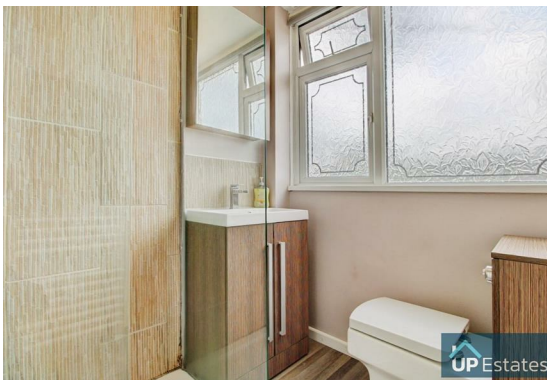


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance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





Ashby Close, Binley, Coventry





Total Area: 68.9 m² ... 742 ft² (excluding garage with power / light)

All measurements are approximate and for display purposes only

CONTACT

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