



2 Bedroom House - Semi-Detached
located on Wilson Green, Coventry
Offers Over £210,000

UP Estates



**** TWO-BED SEMI-DETACHED | PRIME BINLEY LOCATION | DETACHED GARAGE WITH ANNEX/WORKSHOP POTENTIAL ****

Situated just off Brandon Road in the popular residential area of Binley, this well-presented two-bedroom semi-detached home is ideal for first-time buyers or investors. Perfectly positioned for convenience, the property is close to Warwickshire Shopping Park, local schools, University Hospital Coventry & Warwickshire, and offers easy access to major routes including the A46, M6, and M69.

The ground floor features an open-plan kitchen/diner/living room, creating a modern and sociable space that flows seamlessly to the spacious rear garden—perfect for entertaining or relaxing. Upstairs, there are two good-sized bedrooms and a family bathroom.

To the outside, the property benefits from a driveway providing off-road parking and a detached garage with power and lighting. This versatile outbuilding is ideal for conversion into a workshop, home office, or even an annex (subject to planning).

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

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- POPULAR BINLEY LOCATION JUST OFF BRANDON ROAD
- TWO-BEDROOM SEMI-DETACHED HOME
- OPEN-PLAN KITCHEN/DINER/LIVING ROOM
- SPACIOUS REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- DETACHED GARAGE WITH ELECTRICS – PERFECT FOR WORKSHOP OR ANNEX CONVERSION
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS
- CLOSE TO WARWICKSHIRE SHOPPING PARK, UHCW & LOCAL SCHOOLS





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.

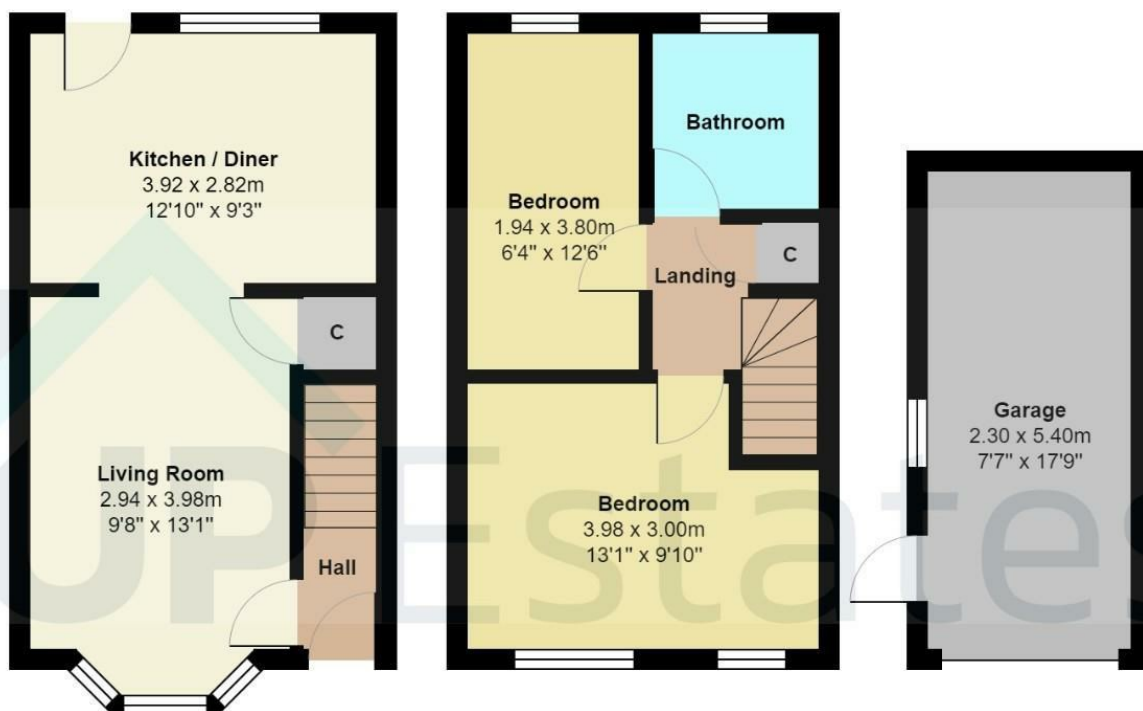
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Wilson Green, Binley, Coventry





Total Area: 68.2 m² ... 734 ft²

All measurements are approximate and for display purposes only

CONTACT

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