

**3 Bedroom House - Terraced**  
**located on Claybrookes Lane,**  
**Coventry**  
**£260,000**

**UP Estates**





£260,000

**\*\* BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME - ALLOCATED OFF ROAD PARKING - SOUTH FACING PRIVATE GARDEN - WC, ENSUITE & FAMILY BATHROOM - POPULAR MORRISONS ESTATE DEVELOPMENT \*\*** Situated off of Skipworth Road, is this well presented three bedroom family home, now available for purchase! This beautifully presented three-bedroom terraced family home offers modern accommodation across two floors. On entering the property, the hallway leads to a convenient guest WC and a well-proportioned living room to the front, with space for the family to relax. To the rear lies the kitchen diner, fitted with ample storage units and dining space, with doors opening directly onto the garden – ideal for entertaining.

The first floor is equally impressive, featuring three bedrooms. Bedroom One benefits from its own ensuite shower room, while Bedrooms Two and Three are served by a modern family bathroom. The layout offers flexibility for young families, professionals, or those looking for a well-connected home.

#### OUTSIDE SPACE

The property boasts a delightful south-facing rear garden, perfect for outdoor dining, children's play, and enjoying the sunshine throughout the day. Gated access to the rear provides convenience and security. To the side aspect of the property are two allocated parking spaces, ensuring reliable off-road parking.

#### KEY FEATURES -

THREE BEDROOM TERRACED FAMILY HOME

WC, ENSUITE & FAMILY BATHROOM

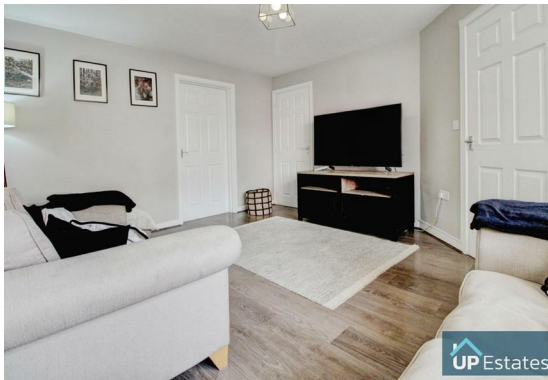
## LOCATION

Claybrookes Lane forms part of the sought-after Morrisons Estate in Binley, Coventry (CV3). The property is superbly located with Morrisons Supermarket, while Binley Business Park and a selection of restaurants including TGI Fridays and Frankie & Benny's are also nearby. Families benefit from excellent schooling options such as Clifford bridge academy & Ernesford grange primary. For leisure, Binley Woods Nature Reserve and Coombe Abbey Country Park are both a short drive away. Commuters have easy access to the A46 and M6 motorway network, and frequent bus routes run along Binley Road into Coventry City Centre, just 3 miles away.

## 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.





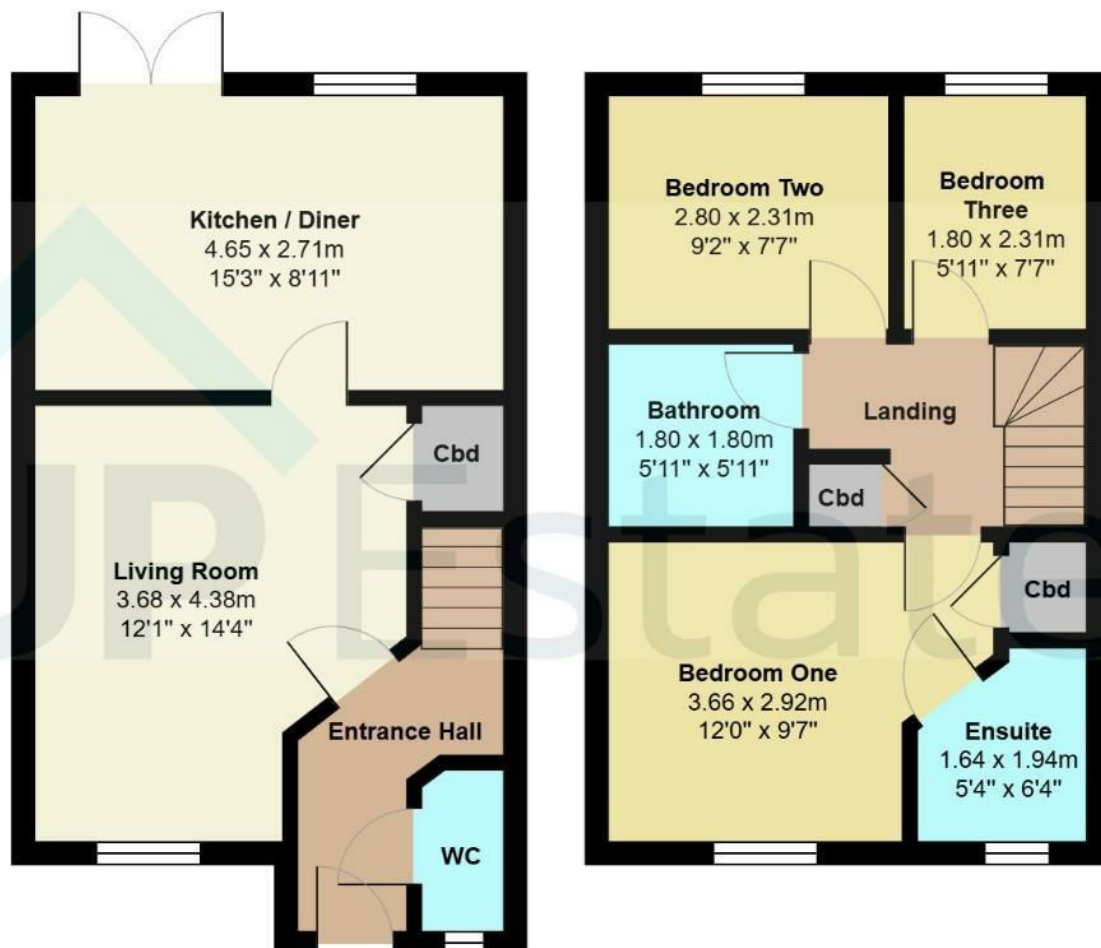
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Claybrookes Lane, Binley, Coventry



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Total Area: 71.2 m<sup>2</sup> ... 767 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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