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**4 Bedroom House - Semi-Detached**  
**located on Binley Road, Coventry**  
**£375,000**

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**\*\* RARE, BEAUTIFULLY PRESENTED CHARACTERFUL HOME IN SOUGHT AFTER LOCATION - FOUR BEDROOMS, TWO BATHROOMS, TWO RECEPTION ROOMS - MULTI-CAR GATED DRIVEWAY \*\*** Stepping inside this rare and unique four-bedroom cottage, you are immediately struck by its character and warmth. The gated pathway leads around to a welcoming hallway, followed by the well proportioned family living room and dining room. The living room, featuring a charming wood-burning stove, creates a cosy and inviting atmosphere, ideal for relaxing evenings or entertaining guests. The second reception room offers versatility as a formal dining area, home office, or snug retreat.

The kitchen breakfast room is a bright and airy space, perfect for casual family meals and weekend brunches. Completing the ground floor is a cleverly designed shower room/utility, combining practicality with style.

Upstairs, four bedrooms provide further accommodation, while the family bathroom continues the theme of thoughtful design. The home has been beautifully improved and maintained, with double glazing and gas central heating ensuring warmth, efficiency, and peace of mind throughout.

#### OUTSIDE SPACE

The property is approached via a gated entrance, leading to a secure multi-car driveway—a rare find. The private courtyard garden offers a secluded haven, ideal for alfresco dining, morning coffee in the sun, or simply unwinding in tranquillity. This charming cottage not only offers a beautiful home but a lifestyle defined by comfort, privacy, and the unique character of Binley living. Call now to secure a viewing!

£375,000

- STUNNING CHARACTERFUL HOME
- FOUR BEDROOMS, TWO BATHROOMS
- TWO RECEPTION ROOMS
- GATED, SECURE MULTI-CAR DRIVEWAY
- BEAUTIFULLY IMPROVED AND MAINTAINED
- PRIVATE COURTYARD GARDEN
- TUCKED AWAY OFF OF BINLEY ROAD
- WOOD BURNER IN LIVING ROOM







## LOCATION

Nestled in a peaceful tucked-away spot just off Binley Road, this enchanting cottage offers the perfect blend of village charm and city convenience.

Families will appreciate the proximity to highly regarded schools including Binley Village Primary School and St. Laurence's C of E Infant School, Ernesford Grange Academy, Ravensdale Primary and Caludon Castle Secondary.

For leisure and outdoor pursuits, Coombe Abbey Park, Brandon Wood, and the serene banks of the River Sowe are nearby. Whist the Warwickshire Shopping Park, Copsewood Sports Club, and University Hospital C&W are all within a short drive.

Excellent commuter links are at your fingertips, with the A46 providing access to Leamington, Kenilworth, and Birmingham, while Coventry Railway Station connects directly to London and beyond. The main Eastern Bypass is within easy reach, providing transport links to the A45 and then the M40 / M1.







## 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.

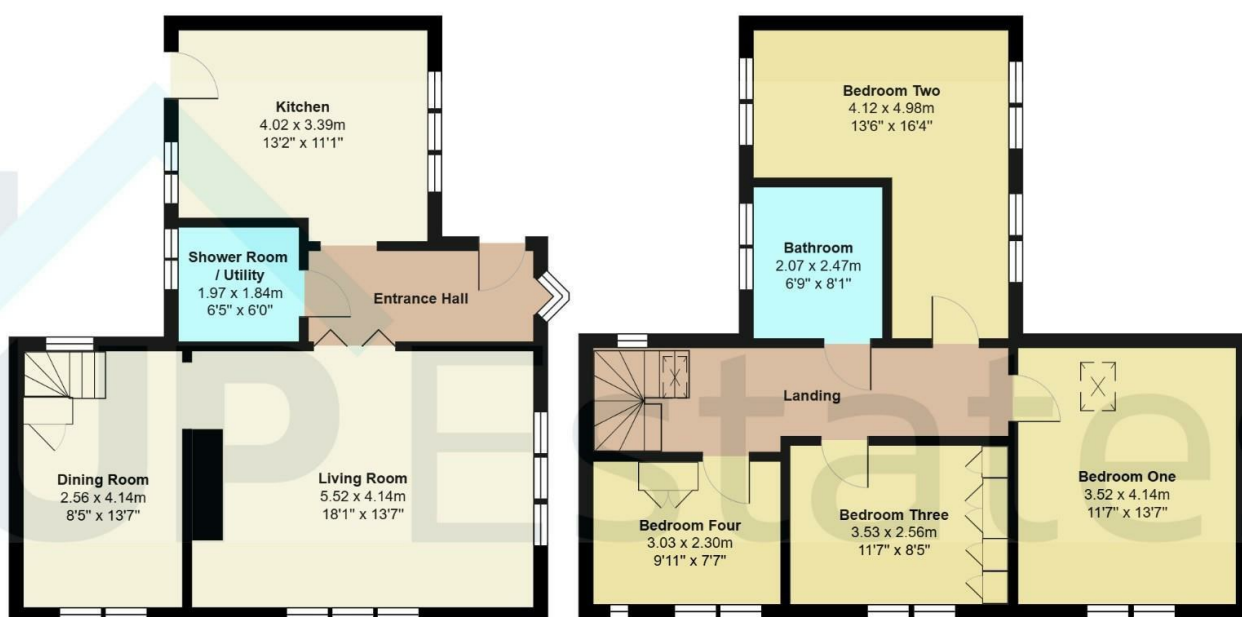






Binley Road, Binley, Coventry





Total Area: 122.1 m<sup>2</sup> ... 1314 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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