



2 Bedroom House - End Terrace
located on Falcon Avenue, Coventry
£230,000

UP Estates



[IMPRESSIVE WRAP-AROUND PLOT | EXTENDED TWO-BED END-TERRACED HOME - FURTHER POTENTIAL TO EXTEND STPP* | GARAGE WITH POWER | NO UPWARD CHAIN

Situated on Falcon Avenue in the ever-popular Binley area of Coventry, this spacious, beautifully maintained and extended two-bedroom end-terraced home occupies a generous wrap-around plot and offers excellent potential for first-time buyers, downsizers, or investors. Binley is a well-connected and desirable residential suburb, ideally located for University Hospital Coventry, Binley Woods, and Warwickshire Shopping Park, with easy access to the A46, M6, and M69 for commuters.

The ground floor features a bright through lounge/diner, a well-equipped kitchen, and an extended sun room to the rear — a perfect spot to relax and enjoy views over the garden. Upstairs, there are two generous double bedrooms and a modern family shower room.

Additional benefits include a boarded loft with power, lighting, and fitted ladder, providing useful storage or conversion potential (subject to planning).

Externally, the home sits on a larger-than-average corner plot with front, side, and rear garden space, along with a garage featuring power and light and additional parking.

Offered with no upward chain, this property combines space, practicality, and a prime Binley location — ready to move straight into, call now to secure a viewing!

LOCATION

Falcon Avenue is tucked away from the hustle and bustle of the city centre, our property finds itself nearby and within easy access to some notable landmarks including; Warwickshire Shopping Park, Copsewood Sports Club, Coombe Abbey Country Park, University Hospital C&W and Coventry Train Station.

Families will also benefit from great local schools such as Ernesford Grange Academy, Ravensdale Primary and Caludon Castle Secondary.

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

£230,000

- NO UPWARD CHAIN
- SOUGHT-AFTER BINLEY LOCATION
- EXTENDED END-TERRACED HOME
- RARE WRAP-AROUND PLOT
- THROUGH LOUNGE/DINER
- GARAGE WITH POWER & LIGHT
- BEAUTIFUL EXTENDED SUN ROOM
- CALL NOW TO VIEW!





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.

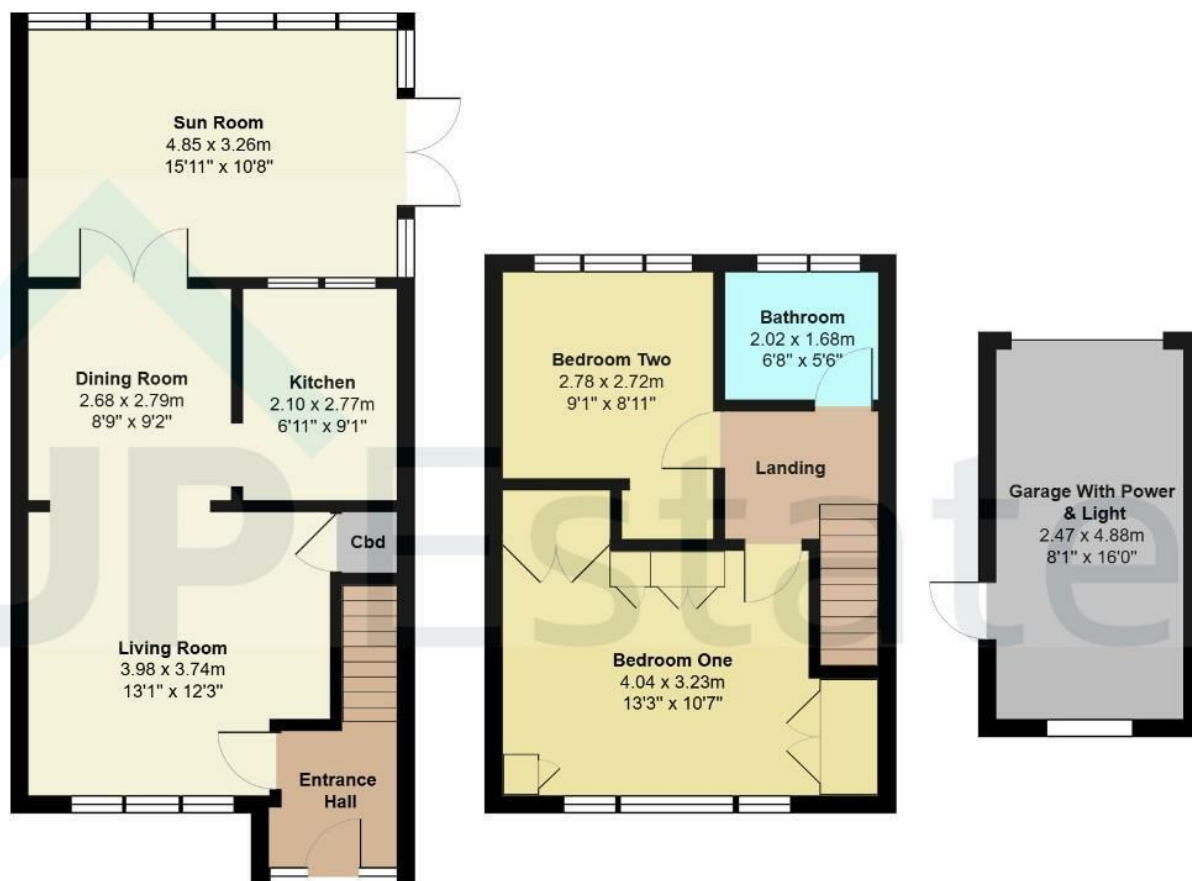
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Falcon Avenue, Binley, Coventry





Total Area: 85.1 m² ... 916 ft² (excluding garage with power & light)

All measurements are approximate and for display purposes only

CONTACT

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