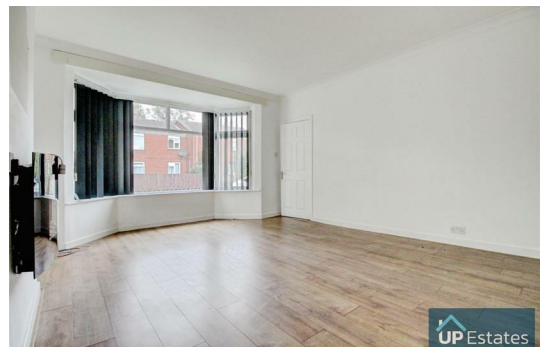
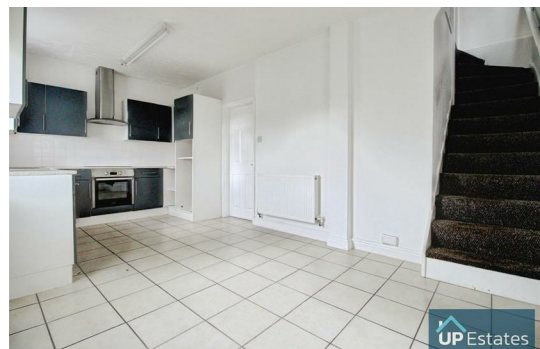




3 Bedroom House - End Terrace
located on Willenhall Lane,
Coventry
Offers Over £210,000

UP Estates

NO FORWARD CHAIN | SOUTH FACING GARDEN | CHARMING THREE-BED END-TERRACE | GARAGE
| IDEAL FOR FIRST-TIME BUYERS & FAMILIES

Situated in the popular residential area of Binley, Coventry, this attractive three-bedroom end-terraced home offers generous living space, great practicality and a welcoming feel from the moment you step inside.

The ground floor features a bright and spacious living room, which flows into a kitchen/diner with plenty of cupboard space and direct access to the south facing rear garden – ideal for everyday family life and entertaining.

Upstairs, there are two good-sized double bedrooms, a spacious single bedroom, and a family bathroom.

Outside, the property boasts a low-maintenance south facing rear garden, with gated side and rear access, plus a garage.

Located close to local shops, schools and major road links including the A46 and M69, this home is perfectly positioned for commuters and families alike.

LOCATION

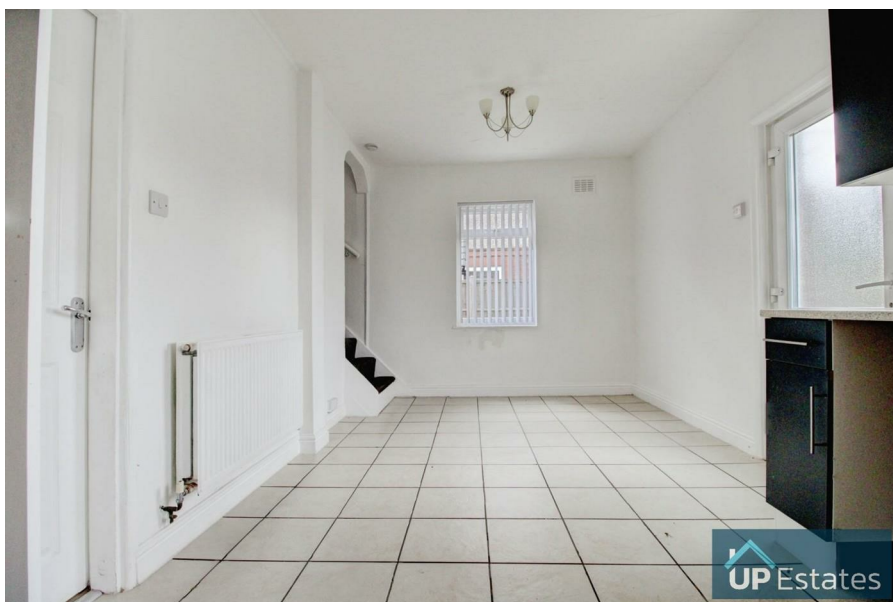
The property is located in the popular Binley area of Coventry. This ideal location is also within easy reach of The University Hospital and the motorway network. Although the M69 and M6 are only a short drive away the property sits also within close proximity to the Stoke Floods nature reserve and the ever popular Coombe Abbey Country Park. Local shops and superstores can be found at the Warwickshire Shopping Park, plus Tesco's in Walsgrave. Buses to the hospital and the city are frequent and also easily accessible.

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.

Offers Over
£210,000

- NO FORWARD CHAIN
- THREE BEDROOM END-TERRACED HOME
- KITCHEN/DINER WITH GARDEN ACCESS
- THREE WELL PROPORTIONED BEDROOMS
- FAMILY BATHROOM
- GARAGE TO THE REAR
- SOUTH FACING REAR GARDEN
- POPULAR BINLEY LOCATION CLOSE TO A46 & LOCAL AMENITIES





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

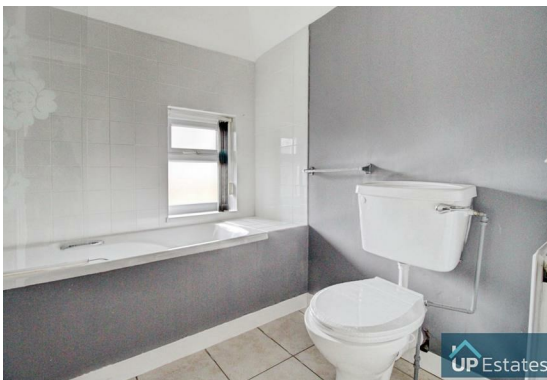


some distance to view.

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.





Willenhall Lane, Binley, Coventry





Total Area: 83.1 m² ... 894 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates