



3 Bedroom House - Detached
located on Conifer Paddock,
Coventry
£340,000

UP Estates



EXTENDED THREE-BEDROOM DETACHED HOME | NO
UPWARD CHAIN | DRIVEWAY FOR MULTIPLE VEHICLES |
GARAGE WITH ELECTRICS & WATER

Positioned just off Binley Road, this extended three-bedroom detached home offers generous living space and flexible accommodation, ideal for families or those looking to upsize. Conveniently located close to Warwickshire Shopping Park, Binley Business Park, and University Hospital Coventry, this property combines comfort with practicality.

The ground floor comprises a spacious living room with a dining area, perfect for both relaxing and entertaining. The good-sized kitchen provides ample storage and workspace, with direct access to the garage, which benefits from electricity and water supply — making it ideal for conversion or extension (subject to planning permission).

Upstairs, there are three well-proportioned bedrooms, including a main bedroom with a dressing area and fitted wardrobes, offering excellent storage and functionality. The family bathroom completes the first floor.

Externally, the property features a spacious, low-maintenance rear garden, fully paved and perfect for outdoor seating and entertaining. To the front, a driveway provides ample parking for multiple vehicles, enhancing the home's convenience.

An added bonus — Some furniture within the property is available by separate negotiation.

£340,000

- EXTENDED THREE-BEDROOM DETACHED HOME





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.





Conifer Paddock, Coventry





Total Area: 110.0 m² ... 1184 ft²

All measurements are approximate and for display purposes only

CONTACT

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