



UP Estates



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**4 Bedroom House - Detached**  
**located on Franklins Gardens,**  
**Coventry**  
**£525,000**

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NO UPWARD CHAIN | FOUR DOUBLE BEDROOMS | DETACHED GARAGE | READY TO MOVE INTO | SOUGHT AFTER BINLEY LOCATION

Offered to the market with no upward chain, this spacious four double bedroom detached home is ready to move into and occupies a convenient position within walking distance of Warwickshire Shopping Park. The property benefits from excellent transport links and easy access to the A46, making it ideal for families and commuters alike.

The ground floor begins with a welcoming entrance hall leading to a versatile reception room, ideal as a study, home office or playroom. The spacious living room provides an excellent space for relaxing and entertaining, with double doors opening into the dining room, which in turn offers access to the rear garden.

The kitchen is well proportioned with ample storage and worktop space, while a separate utility room and downstairs WC add further practicality.

Upstairs, the property offers four genuine double bedrooms. The main bedroom benefits from built in wardrobes and a modern ensuite shower room, while a family bathroom serves the remaining bedrooms.

Externally, the rear garden has been designed for low maintenance and is well maintained throughout, providing an excellent outdoor space to enjoy. The detached garage benefits from electrics and offers excellent storage, workshop potential or secure parking. To the front of the property is a driveway providing off road parking for multiple vehicles, along with access to the garage and a neatly maintained front garden.

This is a fantastic opportunity to acquire a spacious family home in a highly convenient and sought after location.

£525,000

- NO UPWARD CHAIN
- FOUR DOUBLE BEDROOM DETACHED HOME
- READY TO MOVE INTO
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM
- ADDITIONAL RECEPTION ROOM / STUDY
- ENSUITE TO MAIN BEDROOM
- LOW MAINTENANCE REAR GARDEN
- DETACHED GARAGE WITH ELECTRICS
- WALKING DISTANCE TO WARWICKSHIRE SHOPPING PARK





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Franklins Gardens, Binley, Coventry





Total Area: 119.8 m<sup>2</sup> ... 1289 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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