



3 Bedroom House - Semi-Detached
located on Oxendon Way, Binley
£280,000

UP Estates



NO FORWARD CHAIN - WELL PRESENTED & SPACIOUS SEMI-DETACHED FAMILY HOME - NEWLY FITTED KITCHEN/BREAKFAST ROOM - UTILITY ROOM & WC - THREE WELL-PROPORTIONED BEDROOMS - NEW CARPETS 2026 - SOUTH-EAST FACING REAR GARDEN - TANDEM DRIVEWAY & GARAGE - POPULAR BINLEY LOCATION - COMBI BOILER 4 YRS OLD

This is an excellent opportunity to acquire a spacious and well-presented semi-detached family home, ideally situated on the popular Oxendon Way in Ernesford Grange, Binley. Having been recently decorated and refreshed by the current owners, the property is ready to move straight into, while also benefiting from no forward chain.

The property is approached via a front lawn and tandem gated driveway, providing ample off-road parking and leading to the garage and private south-east facing rear garden.

Internally, the accommodation briefly comprises an entrance porch leading into the welcoming hallway, with access to the spacious lounge/diner. Both the hallway and lounge/diner benefit from central heating and underfloor heating.

To the rear is the impressive newly fitted kitchen/breakfast room, installed in August 2026, featuring a range of wall and base-mounted units, integrated gas hob, oven, extractor and sink, together with dual-aspect windows providing plenty of natural light. A patio door leads through to the useful utility room and downstairs WC.

To the first floor, the landing provides access to three well-proportioned bedrooms, alongside the family shower room.

Further benefits include new carpets fitted in 2026, combination boiler installed in 2022, recently redecorated accommodation, a garage, tandem gated driveway and south-east facing private rear garden.

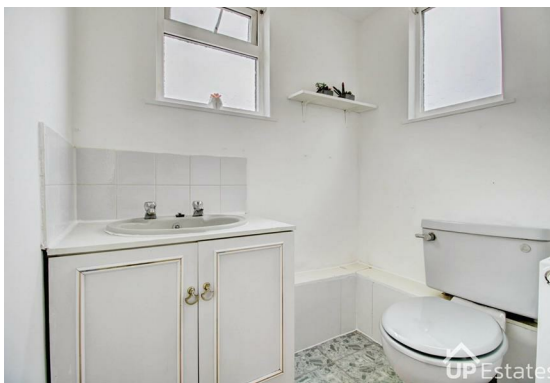
With its generous accommodation, recent improvements, excellent outdoor space and desirable location, this is a fantastic family home that is not expected to remain available for long.

Call now to secure a viewing appointment!

£280,000

- NO FORWARD CHAIN
- REFRESHED AND IMPROVED SEMI-DETACHED HOME
- SOUTH/EAST FACING PRIVATE GARDEN
- GARAGE & DRIVEWAY
- BOILER CIRCA 4 YRS OLD
- RE-FITTED KITCHEN/BREAKFAST ROOM 2026





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.

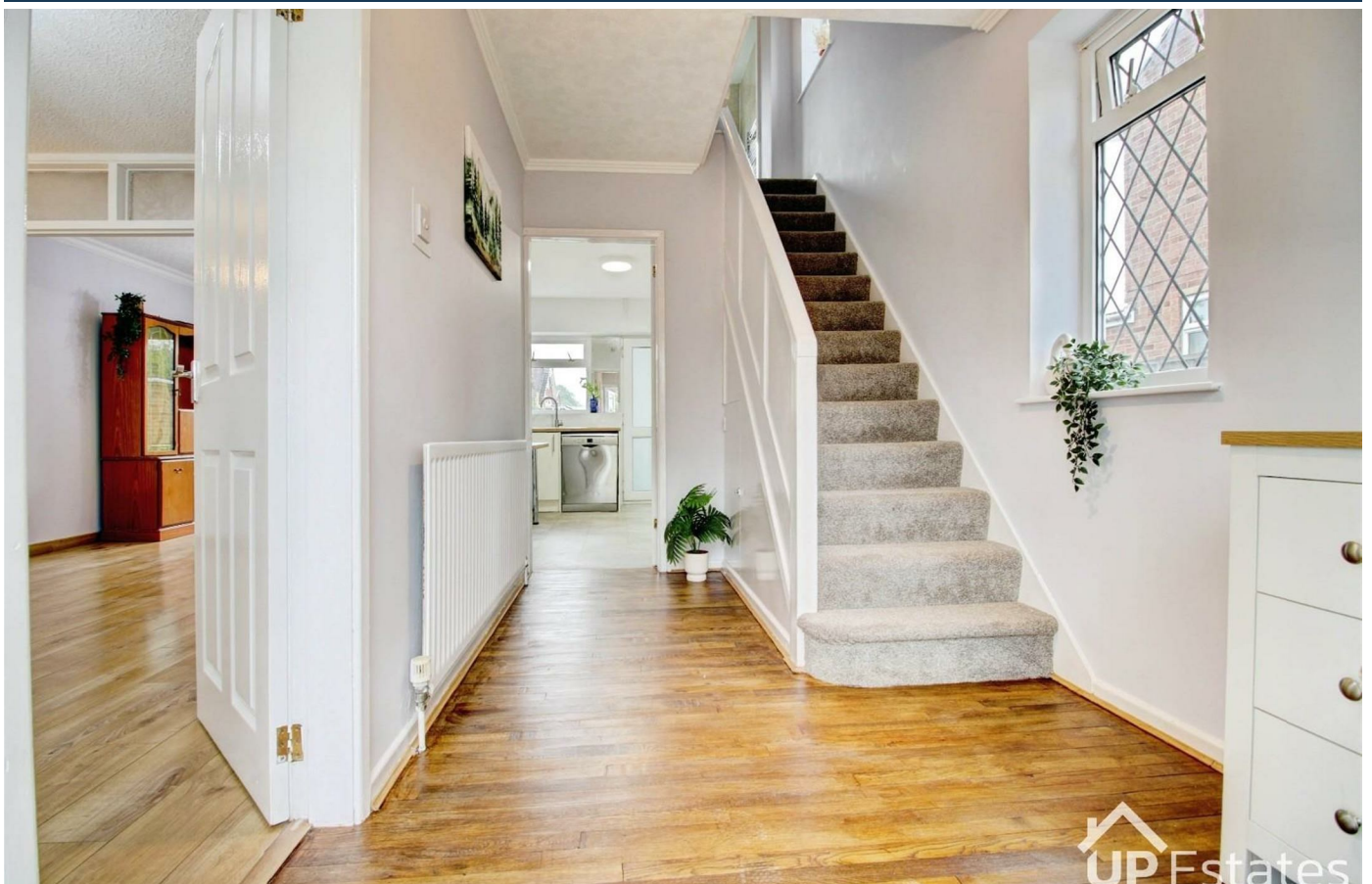
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by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

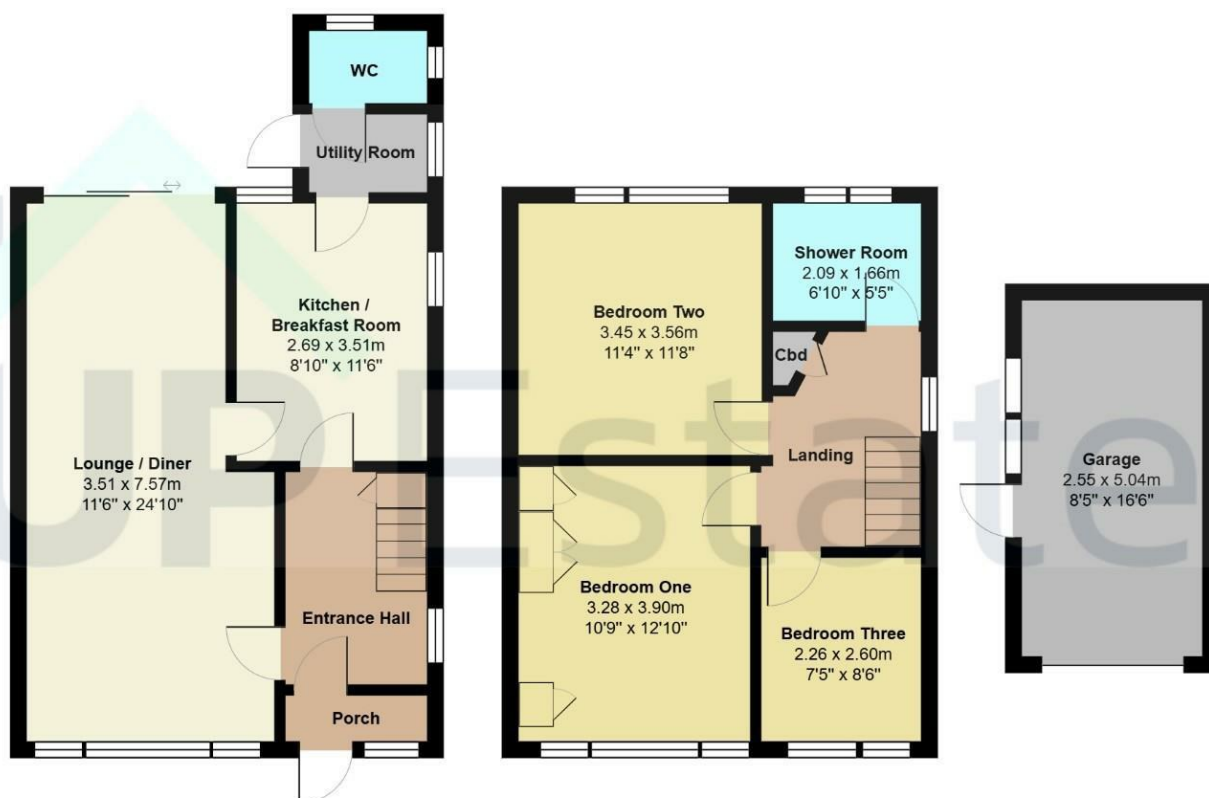
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Oxendon Way, Binley





Total Area: 90.7 m² ... 976 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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