



3 Bedroom House - Semi-Detached
located on Claybrookes Lane,
Coventry
£270,000

UP Estates



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BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME
| THREE BEDROOMS | EN-SUITE, FAMILY BATHROOM &
WC | SOUTH FACING, NON-OVERLOOKED GARDEN |
QUIET CUL-DE-SAC LOCATION | TWO-CAR DRIVEWAY |
RECENTLY DECORATED THROUGHOUT

A fantastic opportunity to purchase this beautifully presented three-bedroom semi-detached family home, tucked away within a quiet cul-de-sac on the sought-after Claybrookes Lane. Recently decorated throughout, this superb home is ideal for first-time buyers, families or anyone looking for a property ready to move straight into.

The accommodation briefly comprises a welcoming entrance hall, convenient downstairs WC, spacious living room with a large built-in storage cupboard, and a stylish kitchen/dining room fitted with Quartz worktops, an integrated gas hob, oven, extractor hood and sink, alongside space for additional appliances and dining furniture. French doors open onto the private, south-facing rear garden, enjoying a non-overlooked aspect, gated side access and a useful storage shed.

To the first floor are bedrooms, with the principal bedroom benefitting from its own en-suite shower room, alongside a modern family bathroom. The loft has been boarded and fitted with lighting and pull-down ladders, providing excellent additional storage.

Situated close to local amenities, schools and excellent transport links, this is a superb family home in a desirable location. Early viewing is highly recommended.

£270,000

- STUNNING SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO BATHROOMS & WC
- KITCHEN/DINER
- SOUTH FACING GARDEN
- TUCKED AWAY IN CUL DE SAC
- SOUGHT AFTER MORRISONS ESTATE LOCATION
- CALL IMMEDIATELY TO VIEW!





LOCATION

Claybrookes Lane forms part of the sought-after Morrisons Estate in Binley, Coventry (CV3). The property is superbly located with Morrisons Supermarket, Warwickshire Shopping Park and Binley Business Park, all within easy walking distance. Families benefit from excellent schooling options such as Clifford bridge academy & Ernesford grange primary. For leisure, Binley Woods Nature Reserve and Coombe Abbey Country Park are both a short drive away. Commuters have easy access to the A46 and M6 motorway network, and frequent bus routes run along Binley Road into Coventry City Centre, just 3 miles away.



There is an estate charge covering road maintenance of £150 per year.

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.

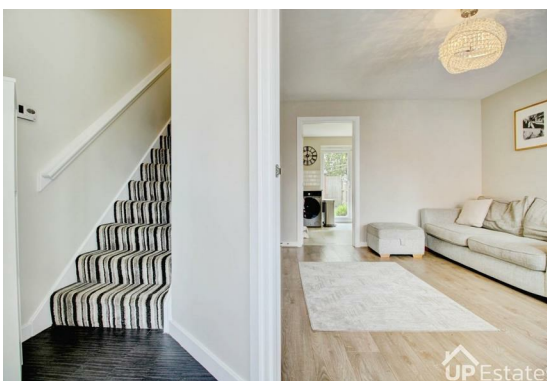


While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their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

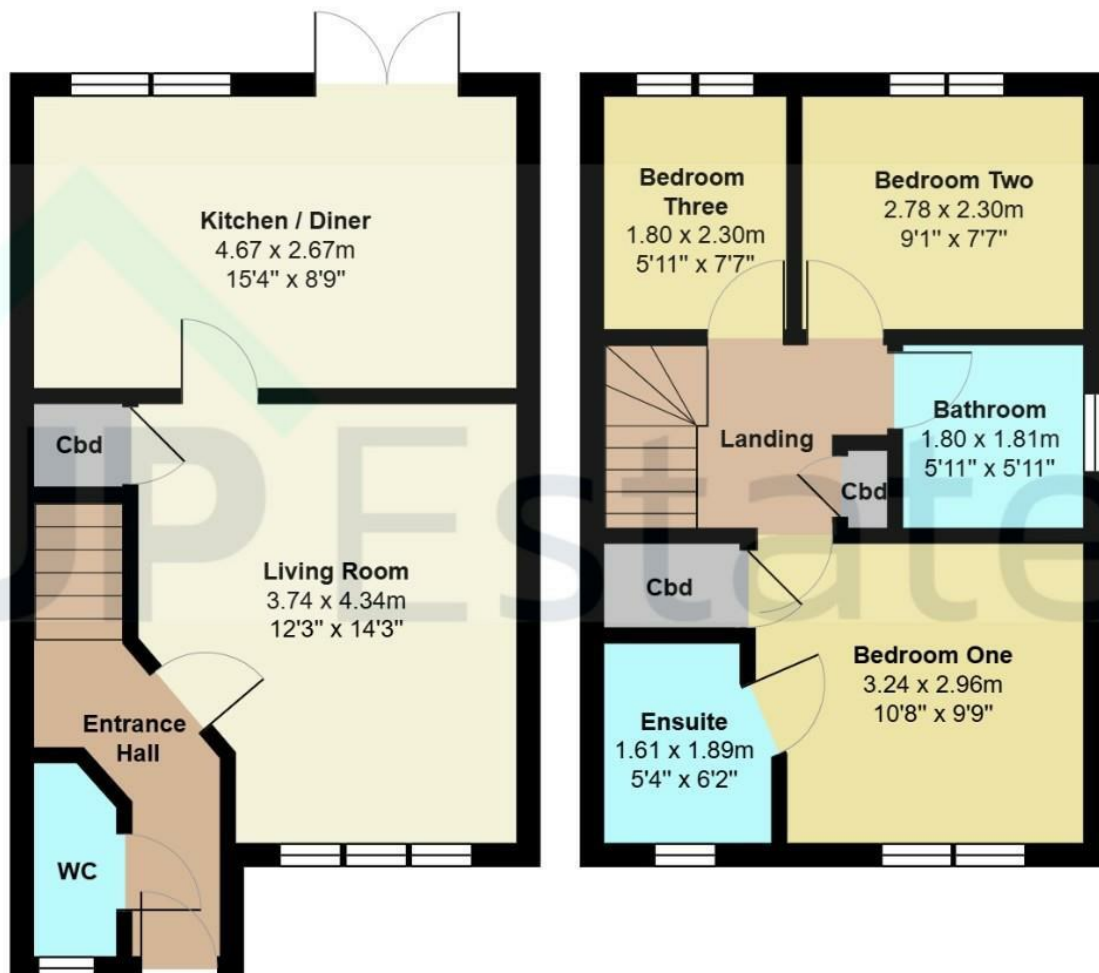


Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Claybrookes Lane, Binley, Coventry





Total Area: 72.3 m² ... 778 ft²

All measurements are approximate and for display purposes only

CONTACT

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