



**3 Bedroom House - Detached**  
**located on Upperfield Way, Binley**  
**£360,000**

**UP Estates**



NO FORWARD CHAIN | THREE-BEDROOM DETACHED FAMILY HOME | EN-SUITE, UTILITY ROOM & DOWNSTAIRS WC | SPACIOUS PRIVATE GARDEN | GARAGE & DRIVEWAY | SOUGHT-AFTER LOCATION | COMBI BOILER 3 YRS OLD

A fantastic opportunity to acquire this well-presented three-bedroom detached family home, quietly tucked away in the highly desirable Upperfield Way on the popular Morrisons Estate, Binley. Beautifully maintained throughout, this property offers spacious and versatile accommodation, making it an ideal choice for growing families.

The ground floor briefly comprises a front lawn, private driveway, and integral garage with power and lighting. Internally, the property features an inviting porch leading into the entrance hall, a convenient downstairs WC, and a generous family living room flowing seamlessly into the dining area – perfect for both everyday living and entertaining.

The well-appointed kitchen/breakfast room offers ample storage and worktop space, complete with an integrated sink, oven, gas hob, extractor fan, and space for additional appliances. A separate utility room provides further practicality and offers direct access to the impressive, sunny private rear garden – an ideal outdoor space for relaxing or entertaining.

To the first floor, the landing leads to three well-proportioned bedrooms, each benefitting from built-in storage. The principal bedroom enjoys its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

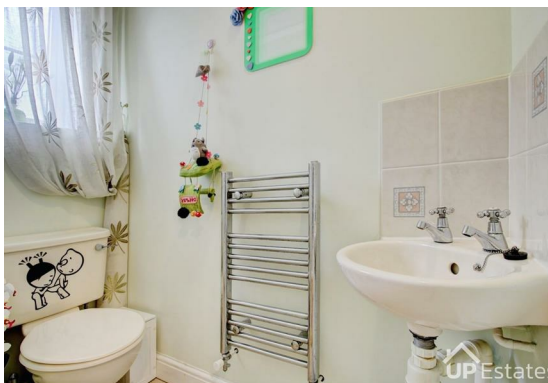
Offered to the market with no onward chain, this excellent home is ready for its next owners. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Contact us today to arrange your viewing.

£360,000

- NO FORWARD CHAIN
- DETACHED FAMILY HOME
- SOUGHT AFTER MORRISONS ESTATE
- GARAGE & DRIVEWAY
- WC, UTILITY ROOM, ENSUITE & BATHROOM
- WELL PRESENTED THROUGHOUT





## LOCATION

Located on a sought-after estate in the Binley area of Coventry, the property is situated close to the University Hospital, local amenities and transport links, with easy access to countryside including the beautiful Coombe Abbey Park. The sellers have enjoyed being within walking distance of both a green park and convenient local supermarkets. The homes is also ideally placed for commuting to Coventry, Birmingham and Leicester and further afield via the M6, M69, M45, M1".

Supermarkets and a variety of shops and a local gym are available within walking distance at Binley's Warwickshire Shopping Park. Binley Business Park is also within easy walking distance. Furthermore, this family home is also within the catchment area for a number of schools including Clifford Bridge Academy within walking distance, St Gregory's Catholic Primary and Caludon Castle Secondary School.

## 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.



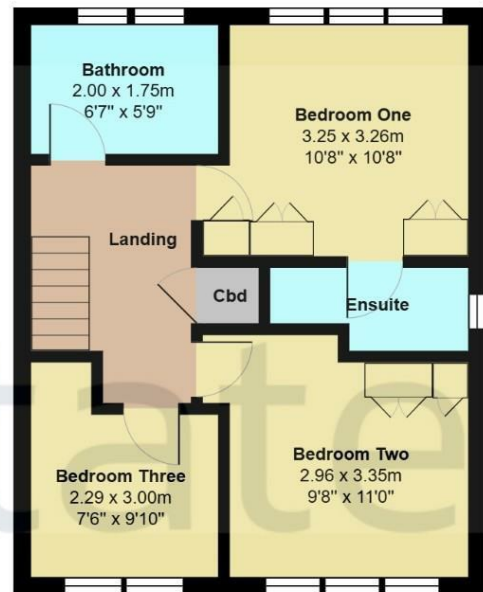
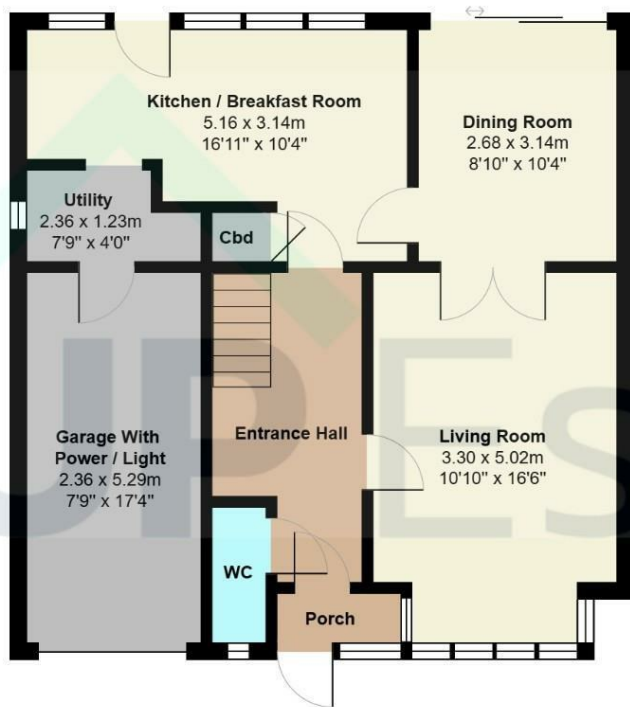
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Upperfield Way, Binley





Total Area: 110.7 m<sup>2</sup> ... 1191 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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