



2 Bedroom House - Semi-Detached
located on Willenhall Lane,
Coventry
£250,000

 **UP Estates**



TWO BEDROOM SEMI DETACHED HOME | LARGE REAR GARDEN | OUTBUILDING WITH ANNEX POTENTIAL | DRIVEWAY FOR MULTIPLE VEHICLES

Situated in a convenient and well connected location, this two bedroom semi detached home offers spacious accommodation throughout and is ideally positioned close to local amenities, Warwickshire Shopping Park and excellent transport links. The property also benefits from easy access to the A46, making it ideal for first time buyers, downsizers and investors alike.

The ground floor comprises a spacious open plan lounge diner, creating a bright and versatile living space perfect for everyday living and entertaining. There is also a well proportioned kitchen and a convenient downstairs WC.

Upstairs, the property offers a large double bedroom, a generous second bedroom and a spacious family bathroom featuring a stunning freestanding bath.

Externally, the property boasts a generous rear garden with a covered seating area, providing an ideal space for outdoor dining and relaxation. A standout feature is the substantial outbuilding located at the end of the garden, fully fitted with electrics and offering excellent potential for conversion into an annex, home office, gym or studio (subject to the necessary permissions).

To the front of the property, there is a driveway providing off road parking for multiple vehicles.

This is a fantastic opportunity to acquire a well positioned home with excellent outdoor space and future potential.

£250,000

- TWO BEDROOM SEMI DETACHED HOME
- SPACIOUS OPEN PLAN LOUNGE DINER
- DOWNSTAIRS WC
- SPACIOUS FAMILY BATHROOM WITH FREESTANDING BATH
- LARGE REAR GARDEN
- COVERED SEATING AREA
- OUTBUILDING WITH ELECTRICS
- POTENTIAL FOR ANNEX OR HOME OFFICE (STPP)
- DRIVEWAY FOR MULTIPLE VEHICLES
- 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.





Willenhall Lane, Binley, Coventry





Total Area: 84.8 m² ... 913 ft² (excluding outhouse with electrics)

All measurements are approximate and for display purposes only

CONTACT

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