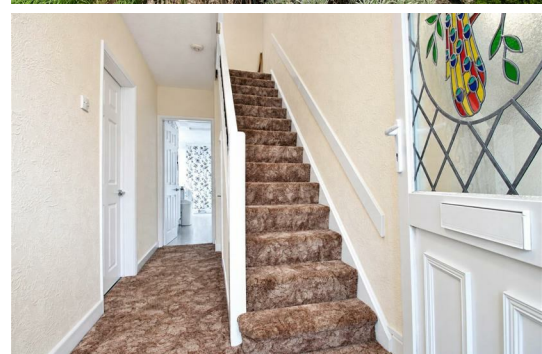




3 Bedroom House - Semi-Detached
located on Brookvale Avenue,
Coventry
£325,000

 **UP** Estates



£325,000

- NO FORWARD CHAIN
- LOVELY SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER ROAD WITHIN BINLEY
- THREE GOOD SIZED BEDROOMS
- PRIVATE GARDEN WITH MATURE SHRUBS AND STORAGE
- DRIVEWAY & GARAGE WITH POWER/LIGHT
- COUNCIL TAX BAND B
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- CALL IMMEDIATELY TO VIEW!

NO FORWARD CHAIN | THREE BEDROOM SEMI-DETACHED HOME | DRIVEWAY AND GARAGE | MATURE REAR GARDEN | SOUGHT-AFTER BINLEY LOCATION

A fantastic opportunity to purchase this traditional three-bedroom semi-detached family home, situated along the quiet and well-regarded Brookvale Avenue in the popular residential area of Binley, Coventry. Offered with no forward chain, the property provides excellent scope for modernisation and personalisation, making it an ideal choice for families or buyers looking to put their own stamp on a home. Conveniently located close to local shops, supermarkets, schools and leisure facilities, with easy access to the A444 and M6 motorway.

Briefly comprising of; a welcoming entrance hallway leading through to a spacious lounge diner, providing a versatile setting for both relaxing and entertaining. The kitchen and breakfast room features a range of wall and base units, alongside space for appliances and an area for informal dining, offering plenty of potential for buyers to update to their own taste.

Upstairs, the landing provides access to three sizeable bedrooms, two of which have built-in wardrobe storage, alongside the family bathroom. The accommodation provides a practical layout for family living.

Outside, the property benefits from a private driveway providing off-road parking for up to two vehicles, alongside a garage complete with an electric door, power and lighting. To the rear is a mature garden featuring an initial paved patio area leading onto a lawn bordered by established shrubs. Additional features include a garden shed, external utility area with WC, useful outbuilding storage and rear access to the garage. Combining a desirable residential location, generous outdoor space and excellent potential, this property presents a wonderful opportunity to create a long-term family home. With Ernesford Grange Community Academy and St Bartholomew's Church of England Academy within easy reach, early viewing is highly recommended!



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.



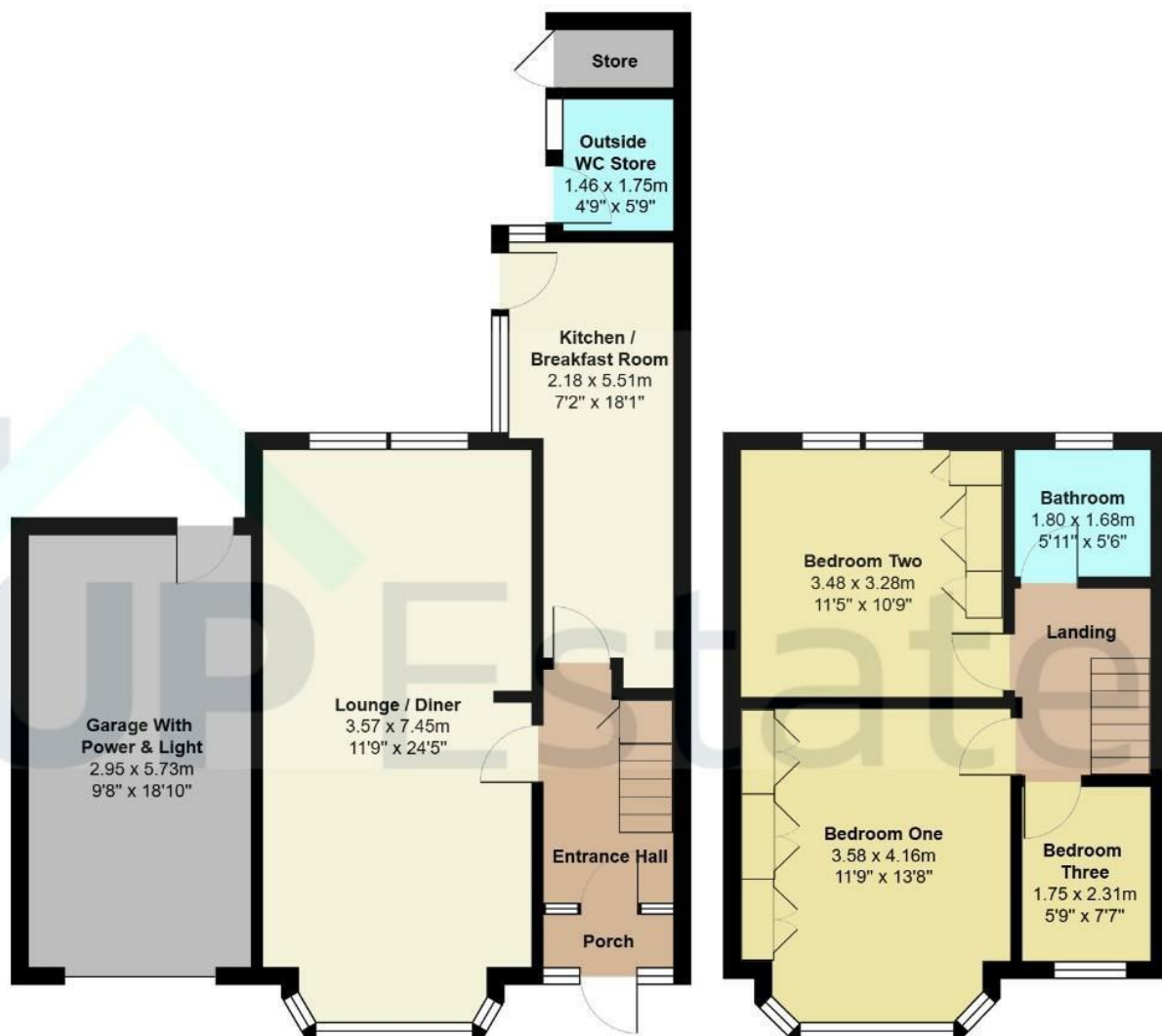
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Brookvale Avenue, Binley, Coventry





Total Area: 106.2 m² ... 1143 ft²

All measurements are approximate and for display purposes only

CONTACT

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