

**3 Bedroom House - End Terrace**  
**located on Hampshire Close,**  
**Coventry**  
**£180,000**

**UP Estates**



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**\*\* CORNER PLOT - NO FORWARD CHAIN - GARAGE WITH POWER/LIGHT - TWO WC'S & SHOWER ROOM - THREE GOOD SIZED BEDROOMS - SPACIOUS LOUNGE/DINER & KITCHEN/DINER - POPULAR BINLEY LOCATION - SOUTH FACING GARDEN - AMPLE STORAGE THROUGHOUT \*\*** This is a fantastic opportunity to purchase a spacious family home with no forward chain in a popular location within Binley! Very briefly comprising of; front garden, entrance hall with large storage cupboard, lounge/diner with dual aspect windows and kitchen/diner, also with dual aspect windows allowing plentiful natural light, the lobby has a downstairs WC, further storage and access to the south facing private garden. Furthermore, the garage boasts a pitched roof, power and light with gated rear access to parking! On the first floor off of the landing are three well proportioned bedrooms, (bedroom one could be split into two!) WC and shower room. Call now to secure a viewing!

£180,000

- NO FORWARD CHAIN
- CORNER PLOT
- GARAGE WITH POWER/LIGHT
- SPACIOUS FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- POPULAR BINLEY LOCATION





## LOCATION

Located 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 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.

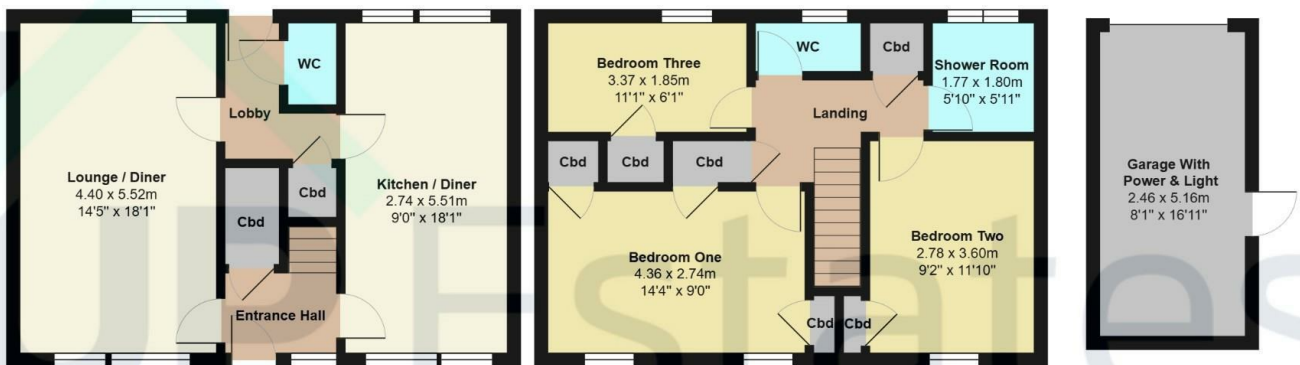
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Hampshire Close, Binley, Coventry





Total Area: 92.6 m<sup>2</sup> ... 997 ft<sup>2</sup> (excluding garage with power)

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
 6 Orchard Court  
 Binley Business Park  
 Coventry  
 Warwickshire  
 CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
 T: 024 7771 0780

