3 Bedroom House - Detached

located on Kingsholm Close, Coventry

£325,000

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** Detached Family Home Within The Highly Sought After Morrison's Estate - Detached Garage With Power/Light & Driveway - Three Well Proportioned Bedrooms - WC, Ensuite & Bathroom - Quiet Cul De Sac Location - Kitchen/Diner - Non-Overlooked Garden ** This is a fantastic opportunity to purchase a well presented three bedroom detached family home tucked away in Kingsholm Close, viewing is essential to appreciate this home which very briefly comprises of; multi-car driveway, detached garage with power/light, front lawn, entrance hall, WC, family living room, kitchen/diner, with sliding doors leading to the spacious non-overlooked garden with composite decking and lawn, all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms, bedroom one boasts ensuite shower room and fitted wardrobe storage, the other rooms are served by the family bathroom. Call now to secure a viewing!

£325,000

- DETACHED FAMILY HOME IN HIGHLY SOUGHT AFTER LOCATION
- WC, ENSUITE & BATHROOM
- SPACIOUS PRIVATE GARDEN
- DRIVEWAY & GARAGE WITH POWER/LIGHT
- TUCKED AWAY IN CUL DE SAC
- KITCHEN/DINER & LOUNGE

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.

Kingsholm Close, Binley, Coventry

Total Area: 70.4 m² ... 757 ft² (excluding garage with power & light)

All measurements are approximate and for display purposes only

CONTACT

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