

**3 Bedroom House - Semi-Detached**  
**located on Abbeydale Close,**  
**Coventry**  
**Offers Over £300,000**

**UP Estates**



**\*\* NO FORWARD CHAIN - EXTENDED, BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME - WC & BATHROOM - GARAGE & DRIVEWAY - LOUNGE/DINER - SOUGHT AFTER BINLEY LOCATION - PRIVATE SOUTH/WEST FACING GARDEN - AMPLE STORAGE THROUGHOUT \*\*** This is an exceptional opportunity to purchase an immaculately presented, extended semi-detached family home tucked away in the quiet Abbeydale Close, Binley. Viewing is essential to appreciate the space and quality this property has to offer, very briefly comprising of; driveway, garage with power/light, spacious porch, welcoming entrance hall, WC, modern kitchen with integrated sink with drainer and mixer tap, electric hob, oven, extractor, microwave, fridge-freezer and washing machine. There is a window overlooking the dining area and door leading out to the side aspect. Following on, the extended open plan lounge diner boasts patio doors opening to the south west facing mature yet low maintenance garden with inbuilt BBQ station, and a versatile large store cupboard/bar area off of the dining room. On the first floor off of the landing are three good sized bedrooms, and the family bathroom. The loft is insulated, boarded with light and ladder for further useful storage. Call now to view!

## Offers Over £300,000

- NO FORWARD CHAIN
- EXTENDED SEMI-DETACHED FAMILY HOME
- WC & FAMILY BATHROOM
- SOUGHT AFTER LOCATION
- THREE GOOD SIZED BEDROOMS
- SOUTH WEST FACING LANDSCAPED GARDEN





## LOCATION

Conveniently positioned close to University Hospital Coventry & Warwickshire, The Warwickshire Shopping Park, plus popular local schools such as Clifford Bridge Academy. Whilst also being close to the Sowe Valley footpath, providing excellent connectivity alongside nearby green spaces, and with easy access to the M6, A46, and M69.



This is a rare opportunity to purchase a spacious, turn-key family home in a well-connected location!

## 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.



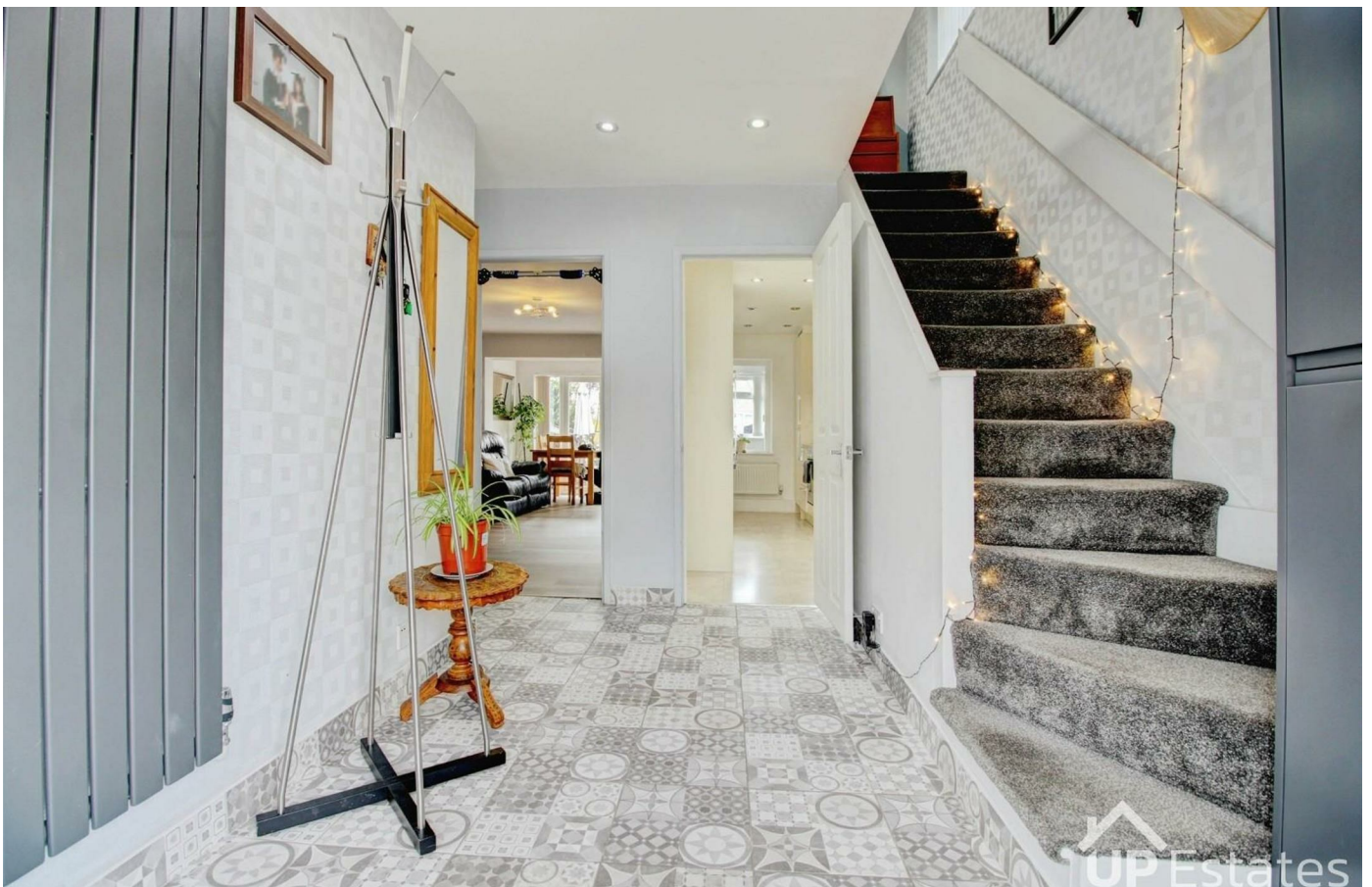
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

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





Abbeydale Close, Coventry





Total Area: 106.8 m<sup>2</sup> ... 1150 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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

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

