



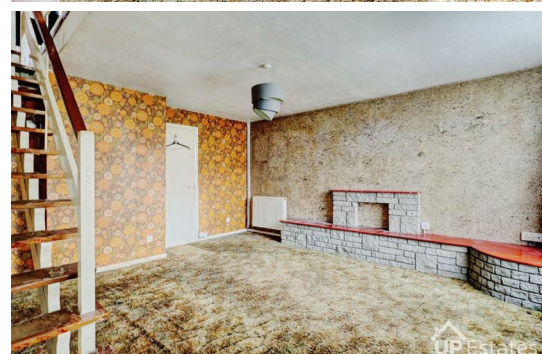
UP Estates



UP Estates



UP Estates



UP Estates

2 Bedroom House - Terraced
located on Somerly Close, Coventry
£140,000

 **UP Estates**



TWO DOUBLE BEDROOM MID-TERRACED HOME | NO UPWARD CHAIN | RENOVATION OPPORTUNITY | GARAGE & DRIVEWAY

Situated on Somerly Close in the popular Binley area of CV3, this spacious two-bedroom mid-terraced home presents an excellent renovation project with fantastic potential. Offered with no upward chain, the property is ideal for investors, first-time buyers looking to add value, or anyone seeking a home they can modernise to their own taste.

The location offers excellent convenience, with easy access to Binley Industrial Estate, Binley Business Park and Warwickshire Shopping Park, as well as strong road links via the A46 and surrounding commuter routes.

The ground floor comprises an entrance porch with useful built-in storage, leading into a generously sized living room. To the rear, there is a good-sized kitchen/diner with plenty of space for dining and direct access to the garden.

Upstairs, you'll find two well-proportioned double bedrooms, both benefiting from built-in storage, along with a family shower room.

Externally, the property enjoys a lawned and patio rear garden, along with a single garage and driveway parking for one vehicle located to the rear. To the front, there is a small garden area and pleasant views overlooking a public green, adding to the sense of space and outlook.

With solid proportions throughout and huge scope to improve, this is a superb opportunity in a well-established residential location.



£140,000

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- PERFECT RENOVATION PROJECT
- SPACIOUS LIVING ROOM
- KITCHEN/DINER
- GARAGE & DRIVEWAY PARKING
- EASY ACCESS TO BINLEY BUSINESS PARK & A46
- REQUIRES MODERNISATION



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.





Somerly Close, Binley, Coventry





CONTACT

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

E: enquiries@upestates.co.uk
T: 024 7771 0780

UP Estates