



3 Bedroom House - Terraced
located on Winchat Close, Coventry
£240,000

UP Estates

NO ONWARD CHAIN | BEAUTIFULLY PRESENTED THREE-BEDROOM MID-TERRACED HOME | MODERN KITCHEN/DINER | GARDEN ROOM | LANDSCAPED REAR GARDEN | GARAGE AT THE REAR



Tucked away just off Brandon Road in the popular Binley area, this stylish three-bedroom mid-terraced home offers a perfect blend of comfort and convenience. Ideally located within easy reach of Warwickshire Shopping Park, Binley Business Park, and well-regarded local schools, this property is perfect for families, professionals, or first-time buyers.

The ground floor features a spacious living room with a feature fireplace, creating a warm and welcoming space to relax. To the rear, the recently fitted modern kitchen/dining room offers a sociable layout, ideal for family meals or entertaining guests. From here, double doors open into a lovely garden room, perfect as a cosy second sitting area, home office, or dining space, with direct access to the beautifully landscaped rear garden — designed for easy maintenance and outdoor enjoyment.

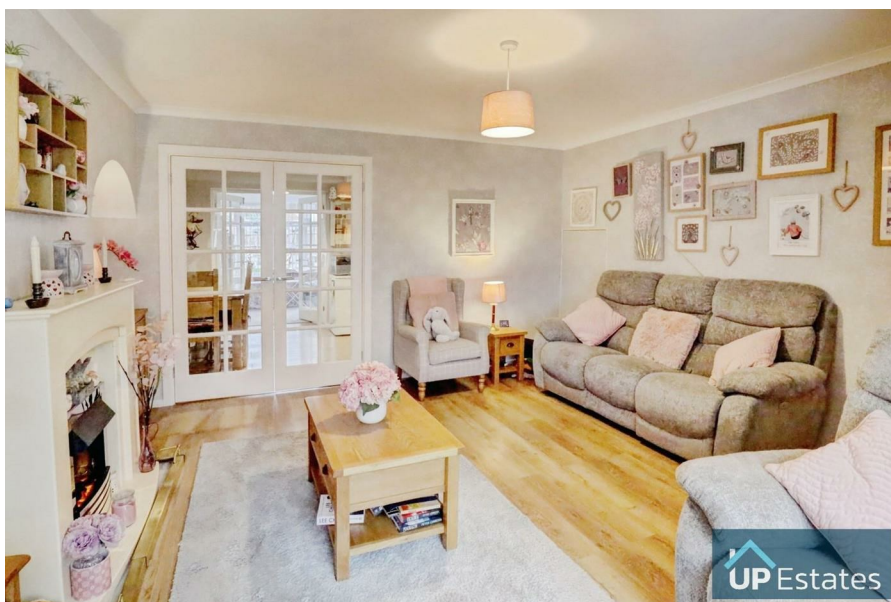
Upstairs, the property boasts three well-proportioned bedrooms and an upgraded family bathroom fitted to a high standard.

Externally, the rear garden is private and neatly landscaped, featuring a combination of patio and lawn areas, with access to the garage situated at the rear of the property. The home also enjoys a pleasant outlook, positioned adjacent to a park, offering peace and a sense of open space.

This is a superb opportunity to acquire a move-in ready home in a sought-after residential location.

£240,000

- THREE-BEDROOM MID-TERRACED HOME
- RECENTLY FITTED MODERN KITCHEN/DINER
- SPACIOUS LIVING ROOM WITH FEATURE FIREPLACE
- GARDEN ROOM OFF KITCHEN/DINER
- UPGRADED FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- CLOSE TO WARWICKSHIRE SHOPPING PARK & BINLEY BUSINESS PARK
- PERFECT FOR FIRST-TIME BUYERS OR FAMILIES





IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.





All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

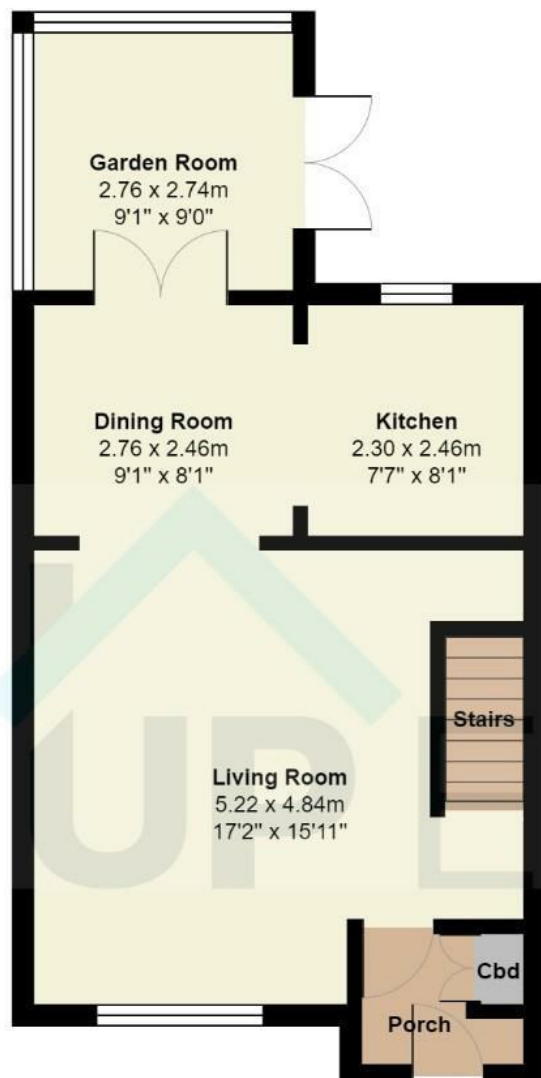
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Winchat Close, Binley, Coventry





Total Area: 87.4 m² ... 940 ft²

All measurements are approximate and for display purposes only

CONTACT

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