











# 2 Bedroom Maisonette

## located on Elm Close, Coventry

## £133,000

UP Estates

UP Estates

2

1

1

E

£133,000

- NO FORWARD CHAIN
- GROUND FLOOR MAISONETTE
- SOUTH FACING REAR GARDEN
- LOUNGE/DINER
- TWO BEDROOMS
- COUNCIL TAX BAND A

** No Forward Chain - South Facing Private Garden - Ground Floor Maisonette - Two Bedrooms - Long Lease - Sought After Binley Woods Location ** This is a fantastic opportunity to purchase a two bedroom maisonette tucked away in Elm Close, Binley Woods, with no forward chain! Call immediately to secure a viewing for this property which briefly comprises of: private rear south facing fenced garden, entrance hall, lounge/diner, kitchen, two bedrooms and shower room. The property is double glazed throughout with electric radiators. The property benefits from a lease of 106 years remaining, and minimal charges (£125 per year ground rent) - Call now!







## LOCATION

The village of Binley Woods is located in the Rugby Borough of Warwickshire.
Among the local amenities, Binley Woods boasts one public house, a Post Office, a small supermarket, a newsagent, hairdresser, chemist, butcher, dentist, off-licence and Chinese take-away. There is also a village hall.
The village comes within the school catchment area for Lawrence Sheriff grammar school boys) and Rugby High grammar school (girls), There is a village school (Binley Woods Primary) located within walking distance.
The home is conveniently located within easy access to the A45 , M6 M69 and M1 offering excellent links to surrounding areas and cities.
The Warwickshire shopping Park is within walking distance and offers an array of shops including Marks and Spencer's and a gym which is open 24 hours a day.

## 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.

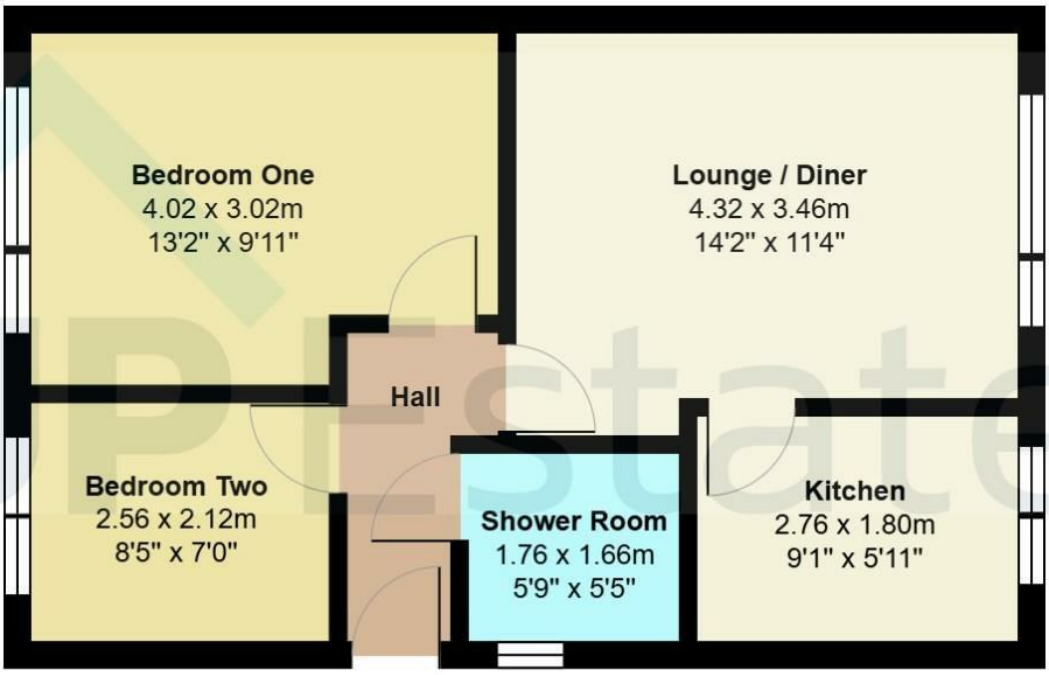
While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their 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.

# Elm Close,  Coventry




Total Area: 44.5 m² ... 479 ft²

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
T: 024 7771 0780