

**3 Bedroom House - Terraced**  
**located on Hothorpe Close,**  
**Coventry**  
**Offers Over £240,000**

**UP Estates**



**\*\* THREE DOUBLE BEDROOM, DECEPTIVELY SPACIOUS FAMILY HOME - GARAGE WITH POWER/LIGHT & DRIVEWAY - USABLE LOFT BOARDED WITH LIGHT - MODERN SHOWER ROOM - PRIVATE SOUTH FACING GARDEN - LARGE LOUNGE/DINER - POPULAR BINLEY LOCATION \*\*** This beautifully presented three double bedroom home offers generous living space throughout and is perfect for families seeking comfort and convenience.

Step inside to a bright and airy large lounge/diner, ideal for both relaxing and entertaining. The family kitchen opens directly onto the private, south-facing garden, providing the perfect setting for outdoor dining and family gatherings. Upstairs, you'll find three well-proportioned double bedrooms along with a contemporary shower room.

Additional features include a usable loft space, fully boarded with lighting, offering excellent storage or hobby potential. Outside, the property benefits from a garage with power and lighting, a private driveway, and a well-maintained garden to the rear.

Located in the highly sought-after Binley area, tucked away in a quiet cul de sac, this home enjoys easy access to local schools, shops, and transport links, making it a superb choice for families and commuters alike. Call now to view!

## Offers Over £240,000

- THREE DOUBLE BEDROOM FAMILY HOME
- PRIVATE SOUTH FACING GARDEN
- RE-FITTED MODERN FAMILY SHOWER ROOM
- SOUGHT AFTER BINLEY LOCATION IN CUL DE SAC
- OPEN PLAN LOUNGE DINER
- GARAGE WITH POWER/LIGHT





### **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.

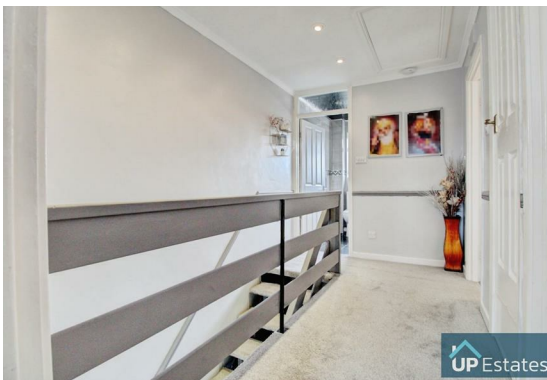


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance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





Hothorpe Close, Binley, Coventry





Total Area: 86.1 m<sup>2</sup> ... 927 ft<sup>2</sup> (excluding garage with power)

All measurements are approximate and for display purposes only

## CONTACT

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