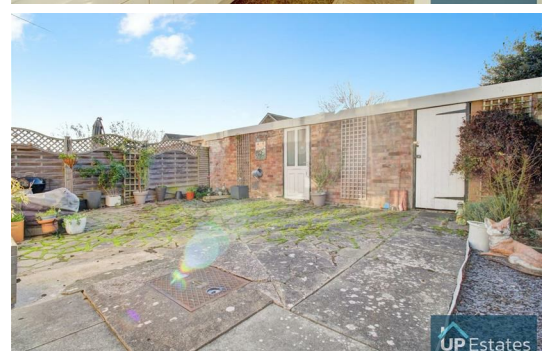




2 Bedroom Maisonette
located on Monks Road, Coventry
Offers Over £170,000

UP Estates



**** BEAUTIFULLY PRESENTED GROUND FLOOR MAISONETTE IN SOUGHT AFTER BINLEY WOODS LOCATION - GARAGE PART CONVERTED OFFICE SPACE - SOUTH FACING GARDEN **** Up Estates are delighted to present this immaculate ground floor maisonette, perfectly situated in the highly sought-after village of Binley Woods. This exceptional home is ideal for first-time buyers looking to take their first step onto the property ladder, alternatively downsizers or investors seeking a stylish, low-maintenance opportunity.

Finished to a high standard throughout, the property offers spacious and flexible living, including a welcoming porch that also serves as a useful utility and storage area, a generous lounge/diner filled with natural light, a modern fitted kitchen, two bedrooms, and a sleek shower room.

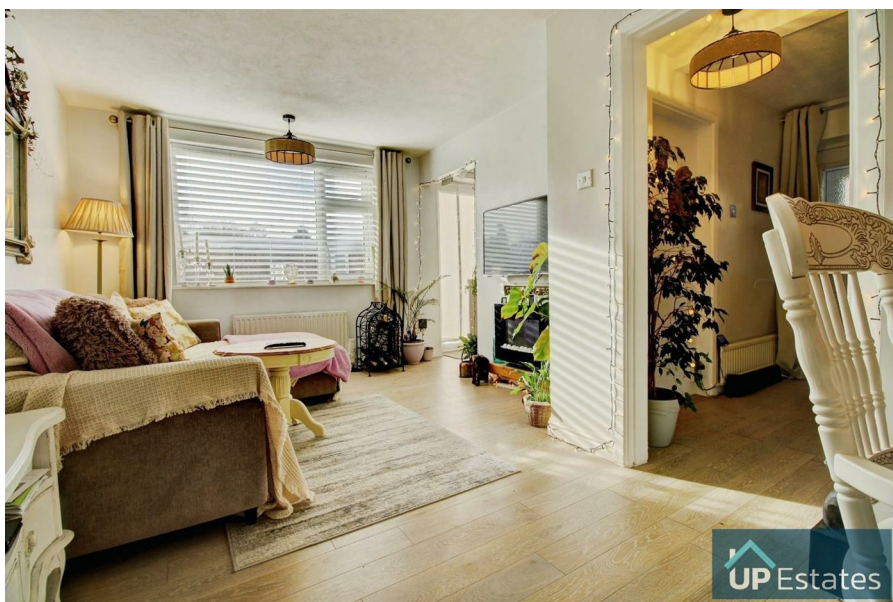
Outside, the home continues to impress with a south facing garden, a secure storage area, and a part-converted garage providing additional storage or an ideal office space for those working from home.

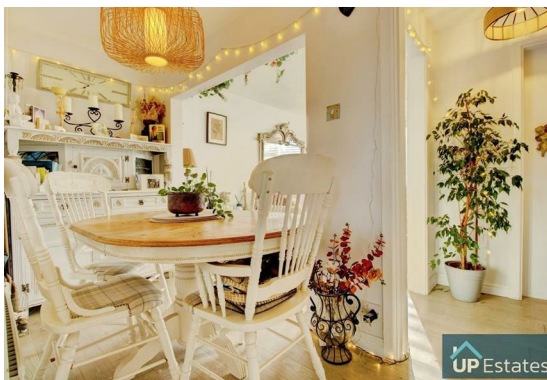
Nestled in the desirable Binley Woods, this location offers the perfect balance between village charm and modern convenience. Residents enjoy a peaceful, community-focused atmosphere surrounded by greenery, while being just a short drive from Coventry city centre, the A46, and major transport links—making it ideal for commuters. The Warwickshire Shopping Park, well-regarded schools, and beautiful countryside walks are all within easy reach, offering a wonderful lifestyle for professionals and families alike.

This beautifully presented maisonette is truly ready to move into—offering comfort, convenience, and a touch of countryside living in one of the area's most popular locations. The property has circa 108 years remaining on the lease and an annual service charge of £125 per annum, payable in 6 month instalments. Call now to view!

Offers Over £170,000

- IMMACULATLY PRESENTED MAISONETTE
- OPEN PLAN LOUNGE/DINER
- SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION
- GARAGE PART-CONVERTED
- LONG LEASE & MINIMAL CHARGES





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.





Monks Road, Coventry



Total Area: 49.2 m² ... 530 ft² (excluding store, converted garage /office)

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

 **UP** Estates