



**2 Bedroom Maisonette**  
**located on Bridgeacre Gardens,**  
**Coventry**  
**Offers Over £180,000**





NO ONWARD CHAIN | IMMACULATEDLY PRESENTED  
GROUND FLOOR MAISONETTE | PRIVATE GARDEN | TWO  
GENEROUS DOUBLE BEDROOMS | LONG LEASE (CIRCA 994  
YEARS) | ONLY £15 PER ANNUM GROUND RENT!

An exceptional opportunity to acquire this beautifully presented two double bedroom ground floor maisonette, ideally situated in the highly sought-after area of Binley, Coventry. Perfectly positioned within walking distance of reputable local schools, a range of amenities, and the University Hospital, this property offers both convenience and comfort.

The home benefits from allocated off-road parking to the rear, gas central heating, and double glazing throughout.

The well-proportioned accommodation briefly comprises: a welcoming entrance hall, a bright and spacious living room, a modern kitchen/breakfast room, a generously sized shower room, and two large double bedrooms.

Externally, the property boasts a private, low-maintenance rear garden—ideal for relaxing or entertaining—complete with a useful storage shed, direct access to the allocated parking area, and a garage located en bloc.

Offered to the market with no onward chain, this property is not one to be missed!

## Offers Over £180,000

- DECEPTIVELY SPACIOUS MASONETTE
- PRIVATE SUNNY GARDEN WITH OUTBUILDING STORE
- LONGE LEASE & ONLY £15 PER ANNUM SERVICE CHARGE
- TWO LARGE DOUBLE BEDROOMS
- SOUGHT AFTER BINLEY LOCATION
- GARAGE EN BLOC
- BEAUTIFULLY PRESENTED THROUGHOUT
- NO FORWARD CHAIN!!!





### **LOCATION**

Conveniently positioned close to University Hospital Coventry & Warwickshire, The Warwickshire Shopping Park, plus popular local schools such as Clifford Bridge Academy. Whilst also being close to the Sowe Valley footpath, providing excellent connectivity alongside nearby green spaces, and with easy access to the M6, A46, and M69.



### **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.



Bridgeacre Gardens, Coventry





Total Area: 67.3 m<sup>2</sup> ... 724 ft<sup>2</sup> (excluding garage en bloc)

All measurements are approximate and for display purposes only

## CONTACT

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