



4 Bedroom House - Detached
located on Kelway, Coventry
Offers Over £525,000

 **UP Estates**

HIGHLY SOUGHT AFTER MORRISON'S ESTATE | FOUR DOUBLE BEDROOMS | DETACHED FAMILY HOME | SOUTH-WEST FACING WRAP-AROUND GARDEN | DOUBLE GARAGE | NEW BOILER INSTALLED 2024

An outstanding opportunity to acquire this spacious and beautifully presented four-bedroom detached family home, ideally positioned on the highly desirable Morrison's Estate in Binley. Offering generous living accommodation throughout, a superb south-west facing wrap-around garden, and a double garage, this impressive property is perfectly suited to modern family living.

The property is approached via a private driveway providing ample off-road parking and access to the double garage, complete with power and lighting. Internally, the welcoming entrance hall leads to a thoughtfully designed ground floor layout comprising a convenient guest WC, a formal dining room, and a spacious family living room ideal for both relaxing and entertaining.

To the rear of the property is a stunning extended sun room flooded with natural light, featuring bi-folding doors that seamlessly open onto the private south-west facing garden, creating an excellent indoor-outdoor living space perfect for summer gatherings and family enjoyment. The contemporary kitchen breakfast room offers a stylish and practical hub of the home, complemented by a separate utility room for additional convenience.

The first floor boasts four well-proportioned bedrooms, all offering excellent space for growing families or home working. The principal bedroom benefits from a modern ensuite shower room featuring a larger-than-standard shower cubicle, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the beautifully maintained wrap-around garden enjoys a highly private aspect and excellent sun exposure throughout the day, making it an ideal setting for outdoor dining, entertaining, or simply relaxing.

Further benefits include a newly installed boiler in 2024 and double garage facilities!



Offers Over £525,000

- EXTENDED, EXECUTIVE DETACHED FAMILY HOME
- FOUR WELL PROPORTIONED BEDROOMS
- TUCKED AWAY IN QUIET CUL DE SAC
- WC, UTILITY, ENSUITE & BATHROOM
- EXTENDED SUN ROOM
- SOUGHT AFTER MORRISONS ESTATE
- THREE RECEPTION ROOMS
- NEW COMBI BOOILER 2024
- IMMACULATELY PRESENTED THROUGHOUT
- DOUBLE GARAGE WITH POWER/LIGHT





LOCATION

Within walking distance, you'll find Warwickshire Shopping Park with Marks & Spencers, NEXT, Boots, and many more top retailers, as well as Morrisons, B&Q, and Lidl. Excellent commuter links via the A46 and M6, plus nearby Coombe Abbey Country Park, golf courses, and leisure facilities, make this home as convenient as it is beautiful. Whilst the University Hospital is also less than two miles away.

Supermarkets and a variety of shops and a local gym are available within walking distance at Binley's Warwickshire Shopping Park furthermore, this family home is also within the catchment area for a number of schools including Clifford Bridge Academy within walking distance, St Gregory's Catholic Primary and Caludon Castle Secondary School.

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.

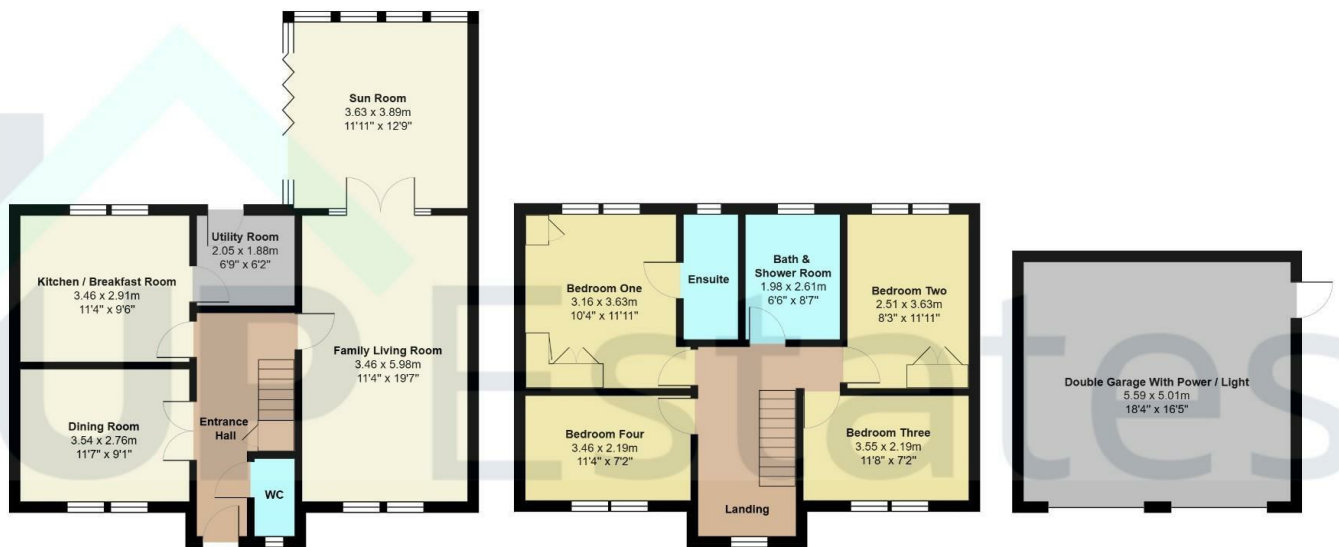
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Kelway, Binley, Coventry





Total Area: 129.2 m² ... 1391 ft² (excluding double garage with power / light)
 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

