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**4 Bedroom House - Detached**  
**located on Kelway, Coventry**  
**£410,000**

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## \*\*NO ONWARD CHAIN – SPACIOUS DETACHED FAMILY HOME ON THE SOUGHT-AFTER MORRISONS ESTATE\*\*

Up Estates is pleased to present an excellent opportunity to acquire a generously sized detached home in the highly desirable Morrison's Estate, Binley. Offering ample living space and great potential, the property features four well-proportioned bedrooms, including a primary bedroom with an ensuite shower room, a spacious family bathroom, and a convenient ground-floor WC. The ground floor boasts two versatile reception rooms, along with a well-appointed kitchen fitted with an integrated gas hob, oven, and extractor, leading to a utility room. Externally, the property benefits from a private driveway, a garage for additional storage or parking, and a sizable mature garden. Although, the home requires modernisation the property does benefit from gas central heating, CCTV security cameras and additional garden space to the front, it provides an outstanding opportunity to be transformed into a fantastic family residence, with plenty of space and scope to add value.

CALL NOW TO VIEW!

£410,000

- NO ONWARD CHAIN
- FOUR BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUTH AFTER LOCATION
- TWO RECEPTION ROOMS
- DRIVEWAY AND GARAGE
- IN NEED OF MODERNISATION





### **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.







Kelway, Binley, Coventry





Total Area: 128.1 m<sup>2</sup> ... 1379 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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