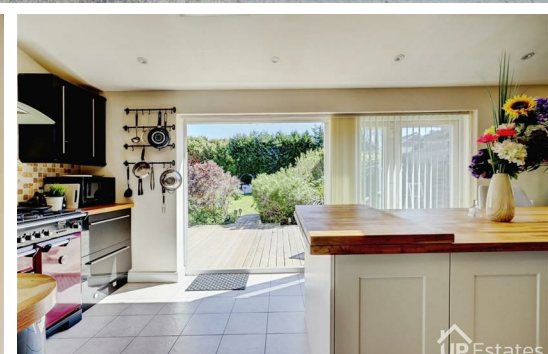




4 Bedroom House - Semi-Detached
located on Clifford Bridge Road,
Coventry
£350,000

UP Estates



4



1



1



C

HEAVILY EXTENDED FAMILY HOME | FOUR BEDROOM LAYOUT |
EXCELLENT SCHOOL CATCHMENT | SPACIOUS KITCHEN DINER |
INTEGRAL GARAGE | LARGE REAR GARDEN | OFF ROAD PARKING

Situated on the ever-popular Clifford Bridge Road in Binley, this fantastic and heavily extended family home offers generous and flexible accommodation, ideal for growing families. The property is perfectly positioned for easy access to UHCW, the A46, Warwickshire Shopping Park, Clifford Bridge Academy and the Sowe Valley footpath, providing excellent connectivity alongside nearby green spaces.

The ground floor features a good sized living room to the front, while to the rear sits a bright and expansive kitchen diner, flooded with natural light via skylights and double doors opening directly onto the garden. Additional ground floor benefits include a downstairs WC, storage cupboard, utility room, a versatile ground floor bedroom that could also be utilised as office space or nursery and internal access to the integral garage.

Upstairs, the layout offers a well-proportioned single bedroom currently used as a dressing room, a further double bedroom, and a large main bedroom. A spacious family bathroom completes the first floor, fitted with both bath and separate shower facilities.

The property has been upgraded with new double glazing and a new boiler and heating system fitted last year, offering improved energy efficiency and peace of mind for the next owner.

Externally, the rear garden is generous in size, with newly replaced decking completed in 2025 directly outside the property, leading onto a further lawned area. To the front, there is a driveway providing off-road parking for multiple vehicles.

£350,000

- HEAVILY EXTENDED FAMILY HOME
- FOUR BEDROOM CONFIGURATION
- BRIGHT AND SPACIOUS KITCHEN DINER WITH SKYLIGHTS
- DOUBLE DOORS OPENING TO THE REAR GARDEN
- DOWNSTAIRS WC, UTILITY ROOM & STORAGE
- GROUND FLOOR BEDROOM
- INTEGRAL GARAGE WITH INTERNAL ACCESS
- LARGE REAR GARDEN WITH NEW DECKING (2025)
- DRIVEWAY FOR MULTIPLE VEHICLES
- EXCELLENT ACCESS TO UHCW, A46, SCHOOLS & LOCAL AMENITIES





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.





Clifford Bridge Road, Binley, Coventry





Total Area: 126.7 m² ... 1364 ft²

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