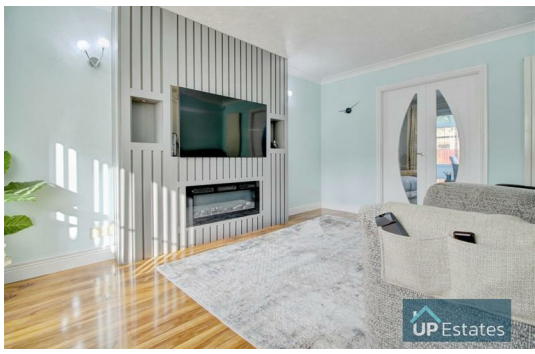








4 Bedroom House - Detached

located on Middlefield Drive, Coventry

Offers In The Region Of £525,000

UP Estates

4

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C

Offers In The Region Of

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- EXTENDED SUN ROOM
- DETACHED DOUBLE GARAGE
- FOUR BEDROOMS, TWO WITH INTEGRATED STORAGE
- SOUGHT AFTER MORRISONS ESTATE
- TWO BATHROOMS, UTILITY & WC

SOUGHT AFTER MORRISONS ESTATE FORMER SHOW HOME - DETACHED DOUBLE GARAGE - LANDSCAPED REAR GARDEN - FOUR BEDROOMS - TWO BATHROOMS - HOME OFFICE/GYM - RE-FITTED KITCHEN/BREAKFAST ROOM - EXTENDED SUN ROOM

Up Estates are delighted to bring to the market this impressive and spacious former show home, situated within the ever-popular Morrisons Estate. Offering beautifully presented and versatile family accommodation, the property has been thoughtfully enhanced throughout and viewing is essential to appreciate what is on offer.

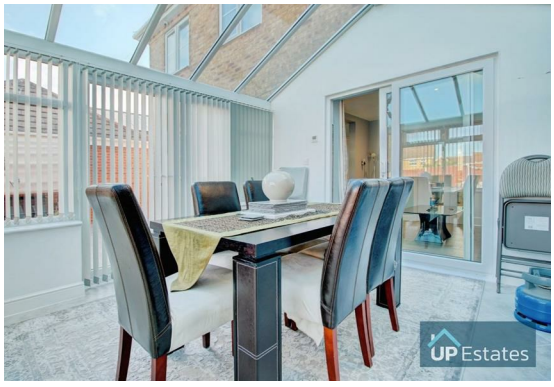
Briefly comprising; entrance porch and hallway, spacious lounge with feature media wall, versatile home office/gym, modern re-fitted kitchen/breakfast room, separate dining room, bright sun room, utility room and downstairs WC. To the first floor is a generous principal double bedroom with ensuite, three further bedrooms, with bedroom two benefiting from recently fitted integrated wardrobes, alongside a family bathroom and useful storage.

Externally, the property boasts a hardstanding frontage providing off-road parking and access to the detached double garage with electric roller shutter doors, whilst gated side access leads to the landscaped rear garden. The garden has been designed with both practicality and entertaining in mind, featuring attractive porcelain tiled seating areas and AstroTurf.

Located on this highly sought-after development, the property is well placed for local amenities, schools and excellent road links, including the A46, A45 and M6/M69 motorway network.

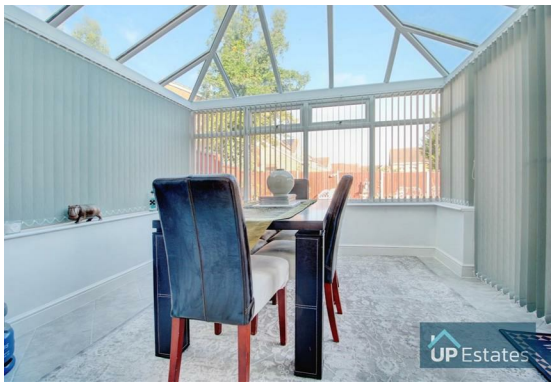
A FANTASTIC OPPORTUNITY TO ACQUIRE A HIGH-SPECIFICATION FAMILY HOME WITH EXCELLENT VERSATILITY AND A DETACHED DOUBLE GARAGE - CALL UP ESTATES TODAY TO ARRANGE YOUR VIEWING!





LOCATION

Located on a highly sought-after development in Binley, the property is ideally positioned for both convenience and lifestyle, with easy access to local amenities, Warwickshire Shopping Park, and excellent transport links including the M40, M6, M69 and M1.



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.

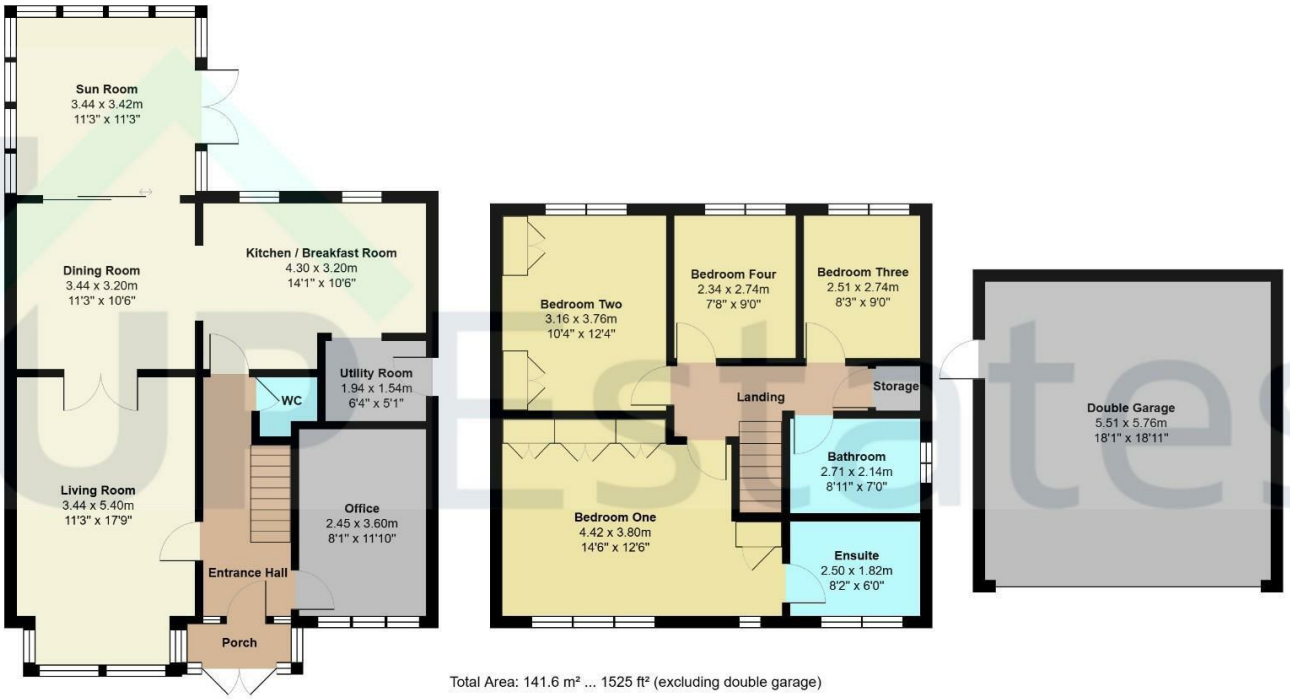
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

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



Middlefield Drive, Binley, Coventry





Total Area: 141.6 m² ... 1525 ft² (excluding double garage)

All measurements are approximate and for display purposes only

CONTACT

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