







3 Bedroom House - Semi-Detached

located on Fieldside Lane, Coventry

£245,000

UP Estates

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£245,000

- SEMI-DETACHED HOME IN POPULAR LOCATION
- THREE WELL PROPORTIONED BEDROOMS
- OPEN PLAN LOUNGE DINER WRAP AROUND TO KITCHEN
- ENSUITE & BATHROOM
- DRIVEWAY TO FRONT ASPECT
- EPC RATED C

THREE BEDROOM SEMI-DETACHED HOME | POPULAR BINLEY LOCATION | MAIN BEDROOM WITH ENSUITE | DRIVEWAY PARKING | EXCELLENT POTENTIAL TO IMPROVE

A fantastic opportunity to purchase this well-proportioned three-bedroom semi-detached family home, situated along Fieldside Lane in the popular area of Binley, Coventry. Offering excellent scope for modernisation, the property is ideally positioned close to University Hospital Coventry, local schools, GP surgeries, Warwickshire Shopping Park and Tesco, with convenient access to major motorway links.

The ground floor begins with an entrance hallway providing access to a WC area and former garage, currently used as a store room, offering potential to create an additional reception room or fourth bedroom, subject to necessary approvals. The hallway also leads to a good-sized lounge diner that wraps around to the kitchen, providing access to the private rear garden.

Upstairs, the landing leads to three well-proportioned bedrooms, with bedroom one benefiting from its own ensuite bathroom. A more recently fitted family bathroom serves the remaining bedrooms, making this a practical layout for growing families.

Outside, the property features a driveway and lawned front garden, whilst to the rear is a private garden offering space to relax and enjoy the outdoors.

Combining a convenient location, flexible accommodation and excellent potential to personalise, this property presents an exciting opportunity to buy a lovely family home. Early viewing is highly recommended.







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









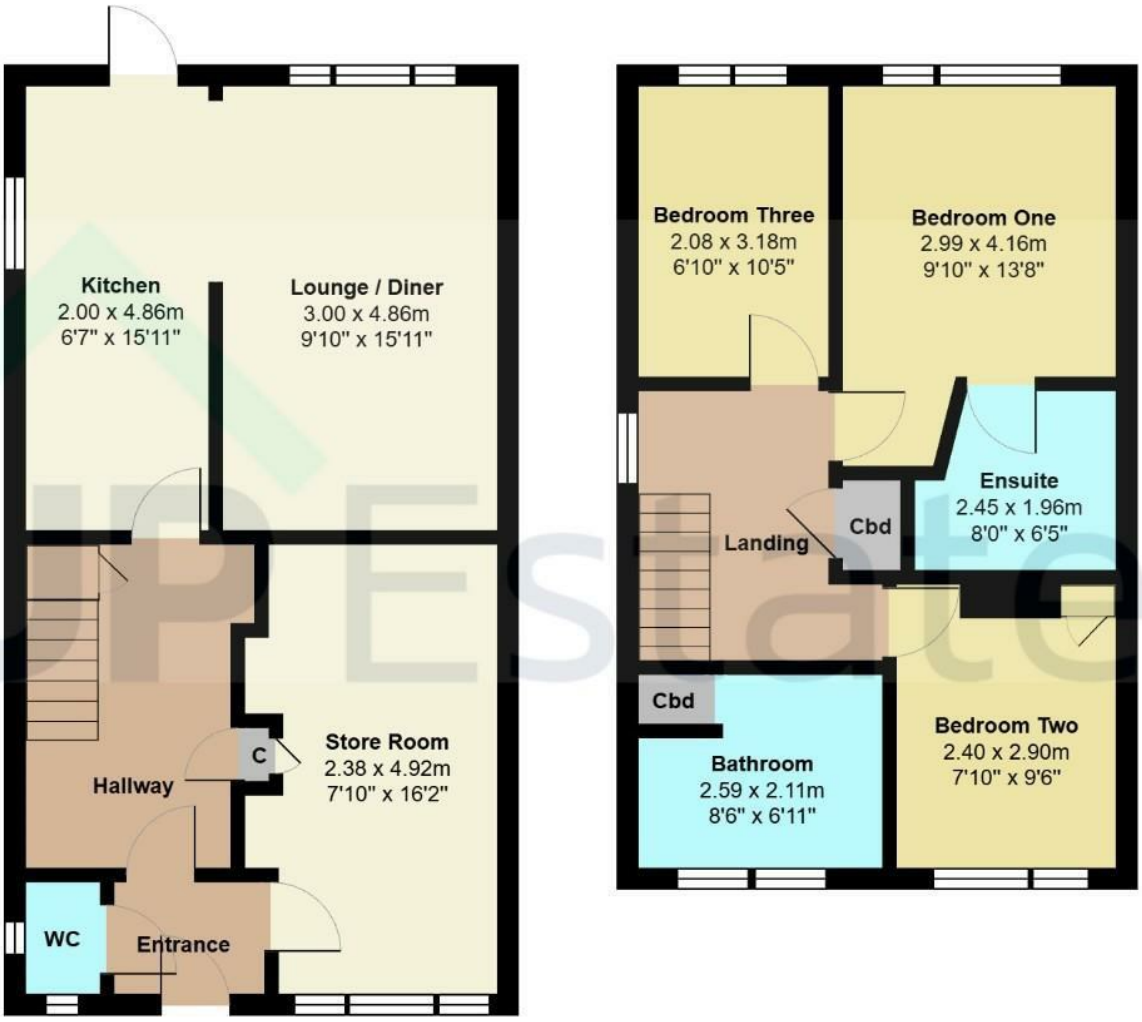
by us, and no guarantee is given regarding their condition or functionality.

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.

Fieldside Lane, Coventry



Total Area: 96.0 m² ... 1034 ft²

All measurements are approximate and for display purposes only

CONTACT

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