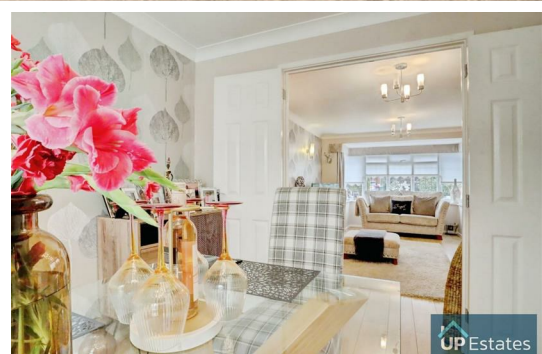




4 Bedroom House - Detached
located on Camville, Coventry
£475,000

UP Estates



STUNNING FOUR-BED DETACHED | SOUGHT-AFTER BINLEY LOCATION | GREAT POTENTIAL FOR EXTENSION

Perfectly positioned just off Skipworth Road in the highly desirable Binley area, this beautifully maintained four-bedroom detached home combines generous living space with excellent scope to extend (subject to planning). The property is ideally placed for families, with easy access to local schools, including Clifford Bridge Academy, as well as nearby shops, parks, and major routes such as the A46, M6, and M69.

The ground floor offers a bright living room leading into a dining room with double doors opening to a conservatory, providing an ideal space for year-round entertaining. The spacious kitchen/breakfast room flows into a utility room with a downstairs WC and convenient access to the integral garage and side of the property.

Upstairs, there are three double bedrooms and a good-sized single. The main bedroom features an ensuite and built-in wardrobe, which cleverly conceals a hidden room above the stairs—perfect for storing presents, Christmas decorations, or anything else you'd rather keep tucked away. A family bathroom completes the upper floor.

Outside, the property boasts a driveway for multiple vehicles and a beautifully maintained rear garden with charming seating areas.

£475,000

- HIGHLY SOUGHT-AFTER BINLEY LOCATION OFF SKIPWORTH ROAD
- GREAT POTENTIAL FOR EXTENSION (STPP)
- UTILITY ROOM WITH DOWNSTAIRS WC
- THREE DOUBLE BEDROOMS & ONE GOOD-SIZED SINGLE
- MAIN BEDROOM WITH ENSUITE & SECRET STORAGE ROOM
- BEAUTIFULLY MAINTAINED REAR GARDEN WITH SEATING AREAS
- DRIVEWAY FOR MULTIPLE VEHICLES





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.





Camville, Binley, Coventry





Total Area: 145.7 m² ... 1568 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