



2 Bedroom House - Link Detached
located on Beaufort Drive, Coventry
£200,000

UP Estates



TWO BEDROOM BUNGALOW | NO UPWARD CHAIN | POTENTIAL FOR LOFT CONVERSION STPP | DRIVEWAY FOR MULTIPLE VEHICLES | LOW MAINTENANCE REAR GARDEN

Situated in a popular location in Binley, this two bedroom bungalow is offered with no upward chain and provides well proportioned accommodation throughout. The property is conveniently positioned close to local amenities and Warwickshire Shopping Park, with easy access to the A46 and plenty of countryside and nature walks nearby, including Claybrooke Marsh Nature Reserve.

The accommodation begins with an entrance porch leading into a generous living room, which provides access to the stairs rising to the loft. The kitchen is positioned alongside a separate reception room, offering useful additional living space and flexibility depending on the needs of the purchaser.

There are two double bedrooms, both providing comfortable accommodation, while the shower room benefits from a skylight providing additional natural light. From the living room, stairs lead to a substantial loft space which offers excellent potential for conversion, subject to the necessary planning permissions and building regulations. A dormer extension could provide an opportunity to create further accommodation, subject to the relevant consents.

Externally, the property benefits from a low maintenance patioed rear garden, providing an easy to maintain outdoor space. To the front is a driveway providing parking for multiple vehicles.

£200,000

- TWO BEDROOM BUNGALOW
- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- GENEROUS LIVING ROOM
- SEPARATE RECEPTION ROOM
- SHOWER ROOM WITH SKYLIGHT
- LARGE LOFT WITH POTENTIAL FOR DORMER EXTENSION STPP
- LOW MAINTENANCE PATIOED REAR GARDEN
- DRIVEWAY FOR MULTIPLE VEHICLES
- CLOSE TO WARWICKSHIRE SHOPPING PARK & A46



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.



Beaufort Drive, Binley, Coventry



Total Area: 67.7 m² ... 729 ft² (excluding loft)

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