

3 Bedroom House - Semi-Detached
located on Court Leet, Coventry
Offers Over £340,000

 **UP Estates**



**** DECEPTIVELY SPACIOUS, THREE BEDROOM SEMI-DETACHED FAMILY HOME - MULTI-CAR DRIVEWAY & GARAGE WITH POWER/LIGHT - SOUTH FACING PRIVATE GARDEN - NO FORWARD CHAIN - HIGHLY SOUGHT AFTER LOCATION **** This beautifully maintained three bedroom family home is now available for purchase with no forward chain. Externally the property benefits from a multi-car driveway, garage with electric roller shutter, power and light, with opening to the south facing mature private rear garden. Internally there is the entrance hall, open plan lounge/diner with dual aspect windows allowing plentiful natural light, followed by the kitchen/breakfast room (integrated double oven, sink, hob and extractor with space for further appliances) On the first floor there are three well proportioned bedrooms and the family bathroom. Call immediately to secure a viewing!

Offers Over £340,000

- NO FORWARD CHAIN
- BEAUTIFULLY MAINTAINED FAMILY HOME
- THREE BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- SOUTH FACING NON-OVERLOOKED GARDEN
- GARAGE & DRIVEWAY





LOCATION

The village of Binley Woods is located in the Rugby Borough of Warwickshire.

Among the local amenities, Binley Woods boasts one public house, a Post Office, a small supermarket, a newsagent, hairdresser, chemist, butcher, dentist, off-licence and Chinese take-away. There is also a village hall.

The village comes within the school catchment area for Lawrence Sheriff grammar school (boys) and Rugby High grammar school (girls), There is a village school (Binley Woods Primary) located within walking distance.

The home is conveniently located within easy access to the A45 , M6 M69 and M1 offering excellent links to surrounding areas and cities.

The Warwickshire shopping Park is within walking distance and offers an array of shops including Marks and Spencer's and a gym which is open 24 hours a day.

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.



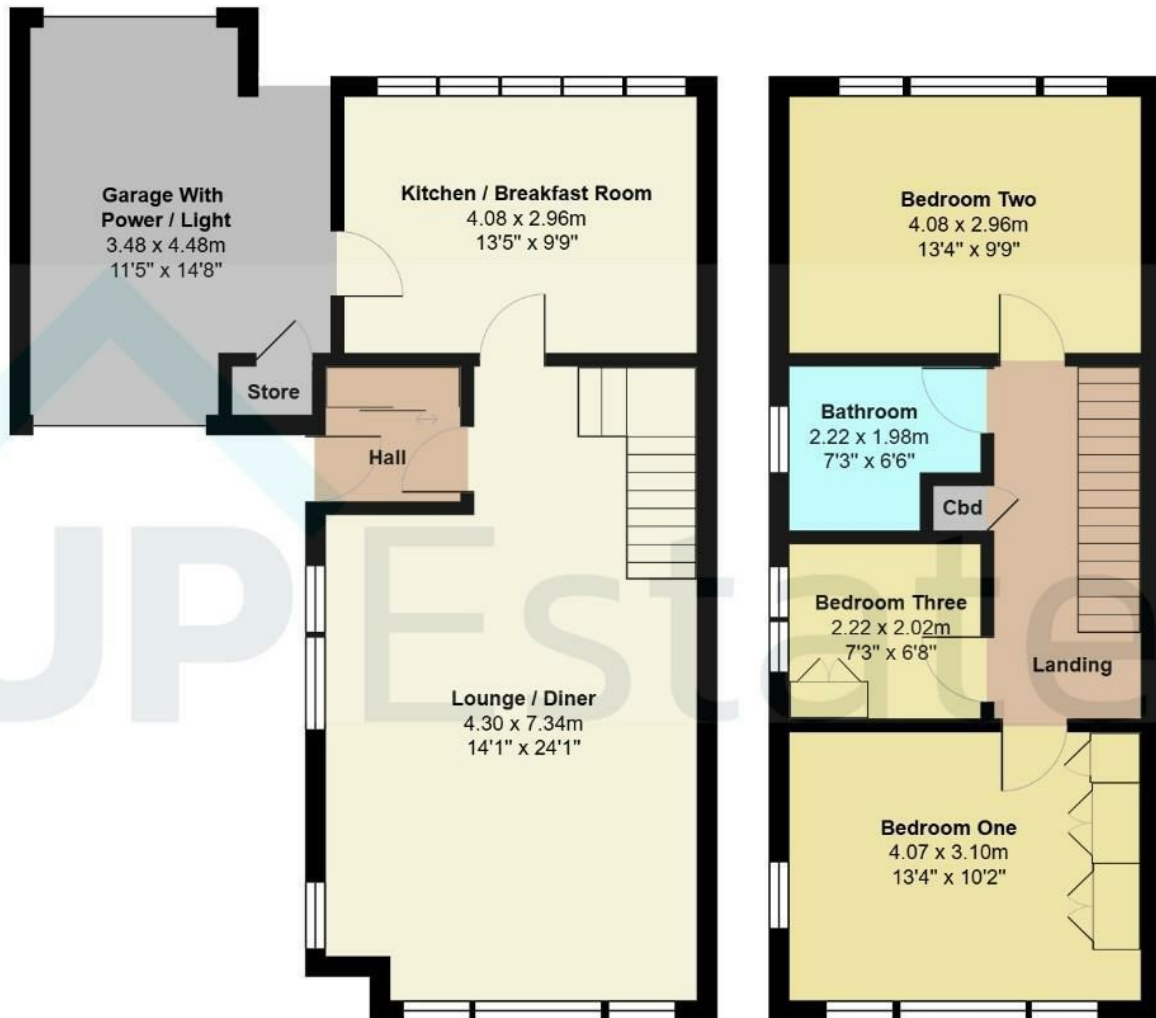
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Court Leet, Coventry





Total Area: 101.8 m² ... 1095 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

