



3 Bedroom House - End Terrace
located on Court Leet, Coventry
Offers Over £325,000

 **UP Estates**



NO FORWARD CHAIN - DECEPTIVELY SPACIOUS EXTENDED FAMILY HOME - UNIQUE PLOT - MULTI-CAR DRIVEWAY - DOWNSTAIRS WC - FAMILY BATH & SHOWER ROOM - MATURE PRIVATE GARDEN - THREE RECEPTION AREAS - KITCHEN/BREAKFAST ROOM - THREE BEDROOMS

Situated within the highly sought-after village of Binley Woods, this deceptively spacious and extensively extended three-bedroom family home offers versatile accommodation arranged over two floors and is available for purchase with no forward chain. Occupying a unique plot with an attractive block-paved, multi-car wrap-around driveway and large garden, viewing is essential to appreciate the proportions and flexibility this property has to offer.

Upon entering, the extended entrance hall provides access to a convenient downstairs WC and leads through to a versatile dining area/lobby. The extended kitchen/breakfast room is well equipped with an integrated double oven, gas hob, extractor, inset sink and dishwasher, whilst offering ample space for additional appliances and dining furniture.

The ground floor is further complemented by a spacious family room with electric fireplace and an extended sun room, providing three distinct reception areas and an abundance of flexible living space. The sun room opens out towards the mature, and spacious west facing garden, which provides a lovely outdoor setting with plenty of space for entertaining, relaxing and family enjoyment.

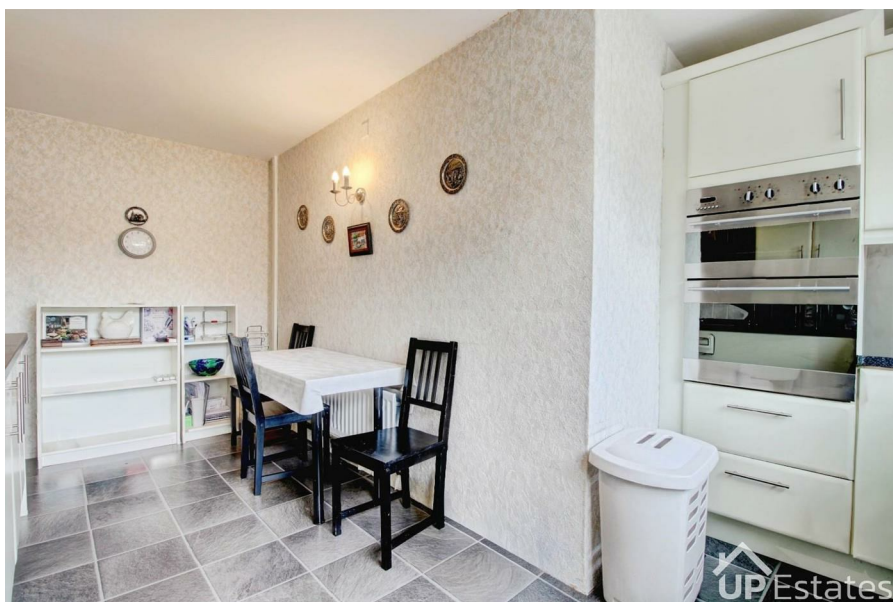
To the first floor, the landing leads to three well-proportioned bedrooms, each benefitting from integrated wardrobe storage, alongside a family bathroom with additional shower facilities.

Externally, the property enjoys a particularly generous plot with a large multi-car driveway to the front and side.

An excellent opportunity to acquire a substantial and versatile family home in a popular village location, with the added benefit of no onward chain. Viewing is highly recommended

Offers Over £325,000

- DECEPTIVELY SPACIOUS FAMILY HOME
- EXTENDED TO THE FRONT & REAR
- FANTASTIC PLOT WITH FURTHER SCOPE TO EXTEND STPP*
- THREE BEDROOMS, THREE RECEPTION ROOMS
- WC, PLUS FAMILY BATH & SHOWER ROOM
- HIGHLY SOUGHT AFTER BINLEY WOODS LOCATION





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, dentist, plus a variety of take-away establishments. 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: 105.6 m² ... 1136 ft²

All measurements are approximate and for display purposes only

CONTACT

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