



**3 Bedroom House - Semi-Detached**  
**located on Clifford Bridge Road,**  
**Coventry**  
**Offers Over £274,000**

**UP Estates**



**\*\* THREE BEDROOM SEMI-DETACHED FAMILY HOME - RE-FITTED BATHROOM - SPACIOUS PRIVATE GARDEN - SOUGHT AFTER BINLEY LOCATION - KITCHEN/DINER - CONCRETE GARDEN STORE \*\*** This three bedroom semi-detached family home on the sought after Clifford Bridge Road is now available for purchase! Externally the property benefits from a driveway, with double gated access to the spacious, mature and private garden, and the concrete garden store. Internally comprises of; entrance hall, living room, kitchen/diner with oven, grill, hob, extractor, sink and space for other furnishings/appliances. On the first floor off of the landing there are three well proportioned bedrooms and the re-fitted modern family bathroom (circa 18 months old). There have also been new front windows and composite door fitted in 2024. Call now to secure a viewing!

## Offers Over £274,000

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS MATURE, PRIVATE GARDEN WITH STORE
- SOUGHT AFTER LOCATION NEAR UHCW
- KITCHEN/DINER
- DRIVEWAY FOR TWO CARS
- RE-FITTED MODERN BATHROOM





## LOCATION

Situated within close proximity of The University Hospital and popular local schooling, this convenient address in Binley also provides easy access to the A46, M69 & M6.

Binley has always been a popular residential location as well as being an attractive one for investment.

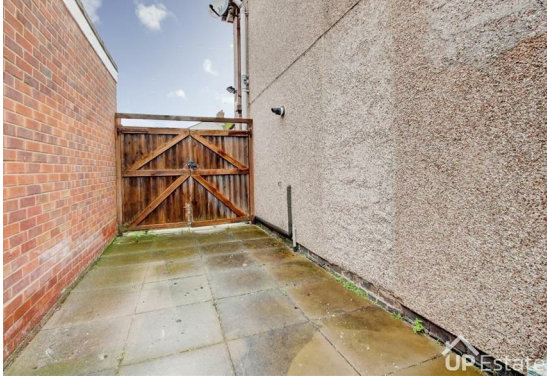
Caludon Castle secondary school, Ravensdale, Richard Lee, Wyken Croft, Clifford Bridge Primary and St Gregorys Primary school are all within walking distance.

Binley and Wyken also boasts a number of local parks, amenities and shopping areas with local shops as well as larger superstores within close proximity.

For those enjoying the great outdoors, Coombe Abbey, Wyken Croft Nature Park, Caludon Castle Park and the River Sowe are all there to enjoy.

## IMPORTANT NOTE TO PURCHASERS





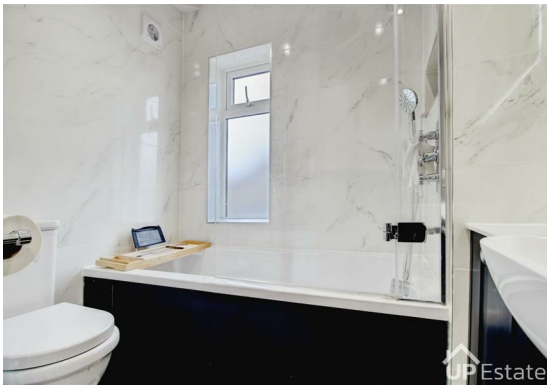
Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

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.



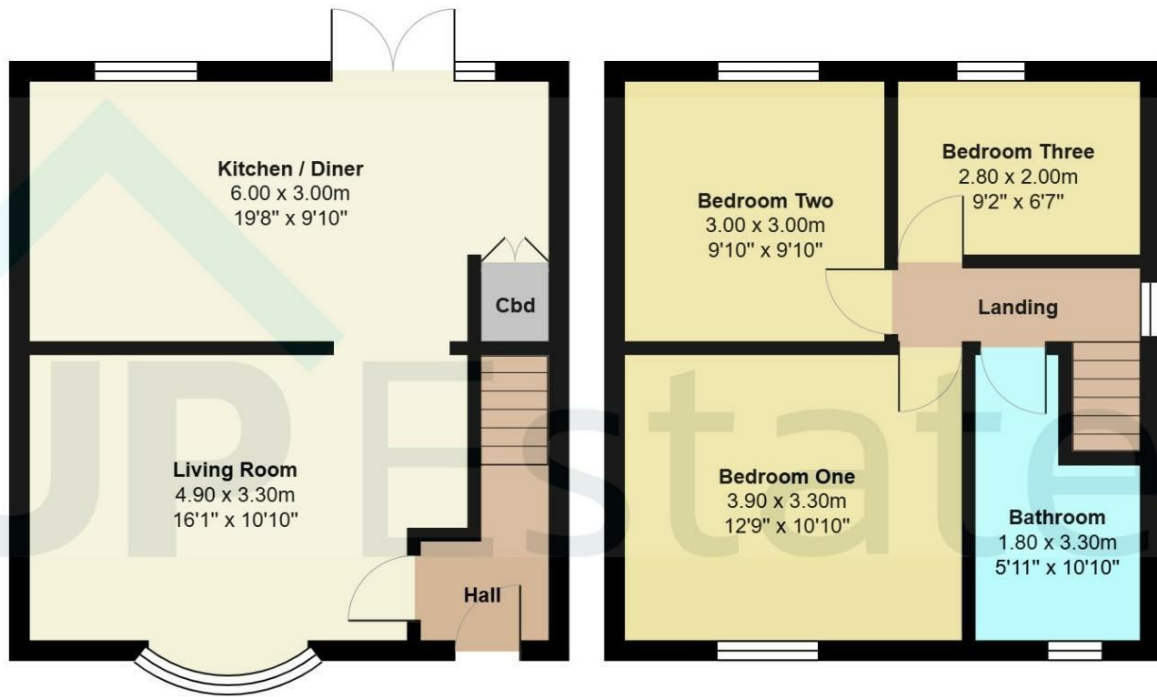
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Clifford Bridge Road, Binley, Coventry





Total Area: 77.8 m<sup>2</sup> ... 837 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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