



3 Bedroom House - Semi-Detached
located on Cypress Croft, Coventry
£240,000

UP Estates



NO FORWARD CHAIN - WELL-PROPORTIONED THREE BEDROOM SEMI-DETACHED FAMILY HOME - GARAGE WITH POWER & LIGHT - SOUTH WEST FACING REAR GARDEN - POPULAR BINLEY LOCATION

This is a fantastic opportunity to purchase a well-proportioned and deceptively spacious three-bedroom semi-detached family home, ideally situated within the popular Binley area and offered to the market with no forward chain.

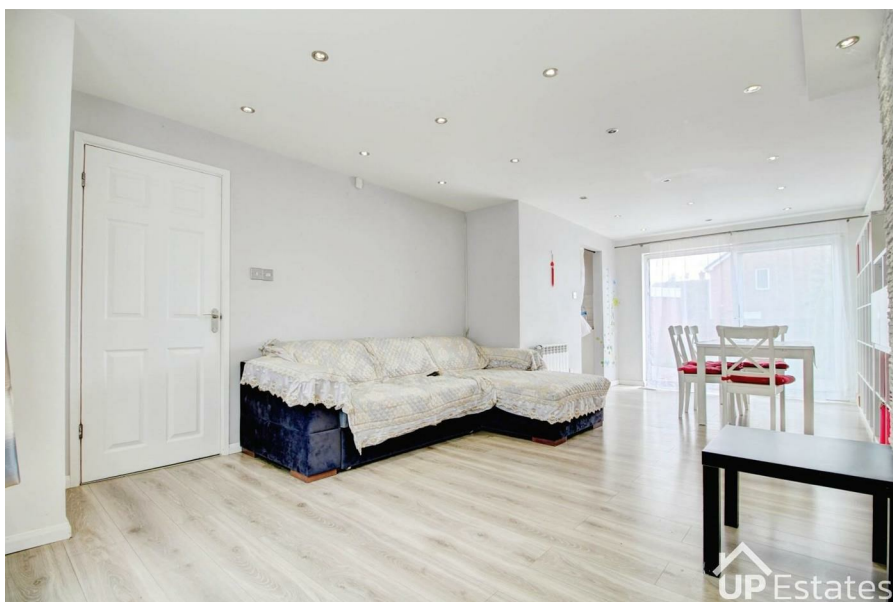
The property briefly comprises; entrance porch, welcoming entrance hall, modern fitted kitchen and a generous open-plan lounge/diner featuring dual-aspect windows and patio doors opening directly onto the south west facing rear garden. The garden also provides access to the garage, which benefits from power and lighting.

To the first floor are three good-sized bedrooms and a family bathroom. Externally, the property benefits from the attractive south west facing rear garden, along with the useful garage.

Offering well-balanced accommodation, a desirable orientation and a convenient Binley location, this property is an excellent opportunity for a family or first-time buyer. Being offered with no forward chain, immediate viewing is highly recommended!

£240,000

- NO FORWARD CHAIN
- THREE GOOD SIZE BEDROOMS
- SEMI-DETACHED FAMILY HOME
- GARAGE WITH POWER/LIGHT
- SOUTH WEST FACING GARDEN
- SPACIOUS LOUNGE DINER





LOCATION

Cypress Croft finds itself nearby and within easy access to some notable landmarks including; Warwickshire Shopping Park, Copsewood Sports Club, Coombe Abbey Country Park, & University Hospital C&W.

Families will also benefit from great local schools such as Ernesford Grange Academy, Ravensdale Primary and Caludon Castle Secondary.



The main Eastern Bypass is within easy reach, providing transport links to the A45 and then the M40 / M1.

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.

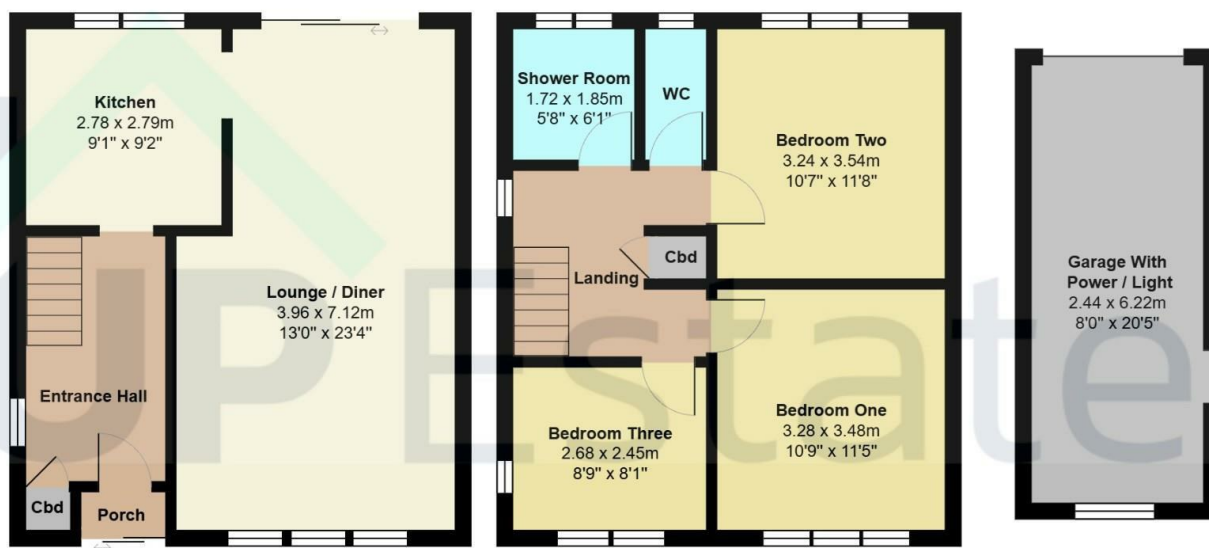
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Cypress Croft, Binley, Coventry





Total Area: 87.2 m² ... 938 ft² (excluding garage with power / light)

All measurements are approximate and for display purposes only

CONTACT

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