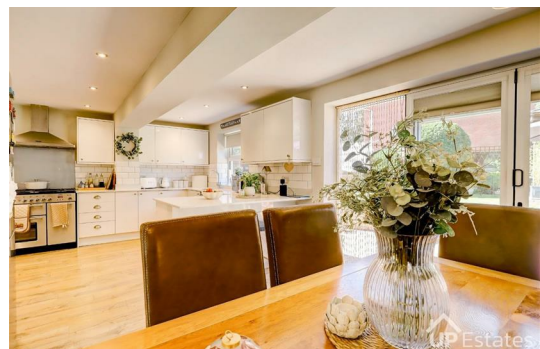




3 Bedroom House - Detached
located on Kerris Way, Coventry
Offers Over £385,000

UP Estates



THREE BEDROOM DETACHED HOME | NO UPWARD
CHAIN | OPEN PLAN KITCHEN DINER | SINGLE GARAGE
| EXCELLENT LOCATION

Situated on the popular Morrisons Estate in Binley, this well presented three bedroom detached home is offered with no upward chain and is ready to move into. The property is ideally located within walking distance of Warwickshire Shopping Park, with easy access to the A46 and Binley Business Park, making this a convenient location for both families and commuters.

The ground floor comprises an entrance hall, downstairs WC and a generous living room. To the rear is a modern open plan kitchen diner, providing an excellent space for everyday living and entertaining. Bi-fold doors open directly onto the rear garden, creating a seamless connection between the kitchen and outdoor space.

Upstairs, the property offers three well proportioned bedrooms, with the principal bedroom benefiting from an ensuite shower room and built-in wardrobe. The remaining bedrooms are served by the modern family bathroom.

Externally, the property benefits from a well maintained rear garden with a covered seating area, providing a pleasant space to relax and entertain. There is also access to the single garage. To the front is a driveway providing parking for multiple vehicles, together with access to the garage.

Offers Over £385,000

- THREE BEDROOM DETACHED HOME
- NO UPWARD CHAIN
- READY TO MOVE INTO
- OPEN PLAN KITCHEN DINER
- BI-FOLD DOORS TO REAR GARDEN
- MODERN KITCHEN
- PRINCIPAL BEDROOM WITH ENSUITE & BUILT-IN WARDROBE
- WELL MAINTAINED REAR GARDEN WITH COVERED SEATING AREA
- SINGLE GARAGE
- DRIVEWAY FOR MULTIPLE VEHICLES





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.





Kerris Way, Binley, Coventry





Total Area: 94.3 m² ... 1015 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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