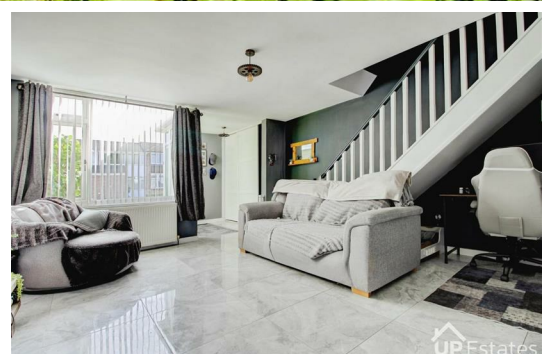
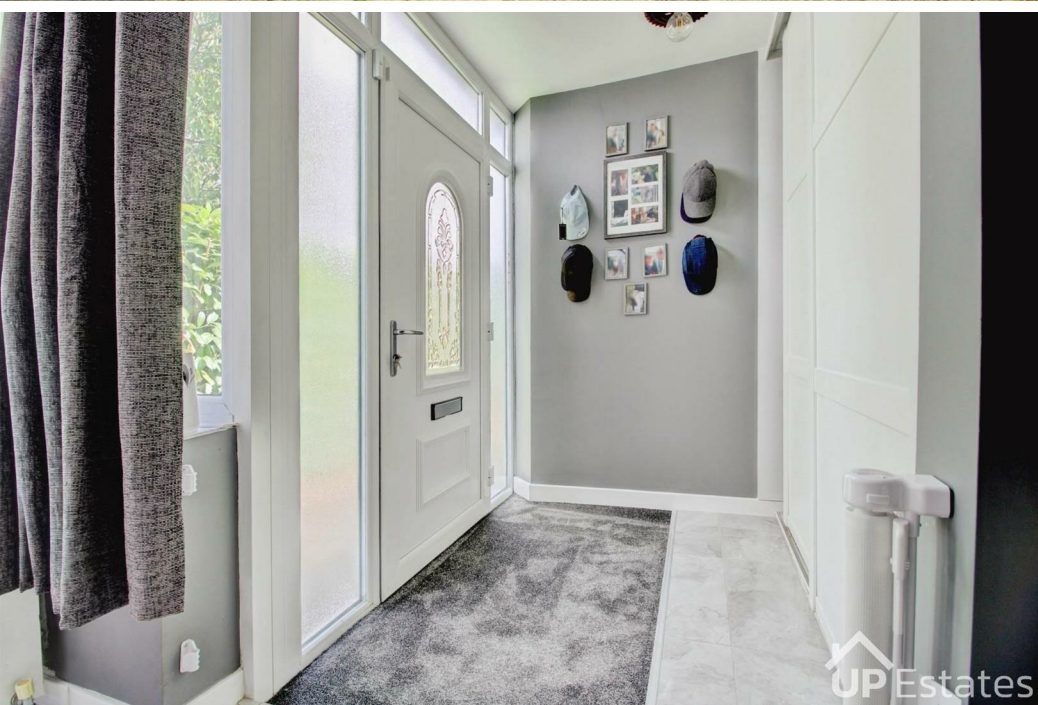




2 Bedroom House - End Terrace
located on Somerly Close, Coventry
£175,000

UP Estates



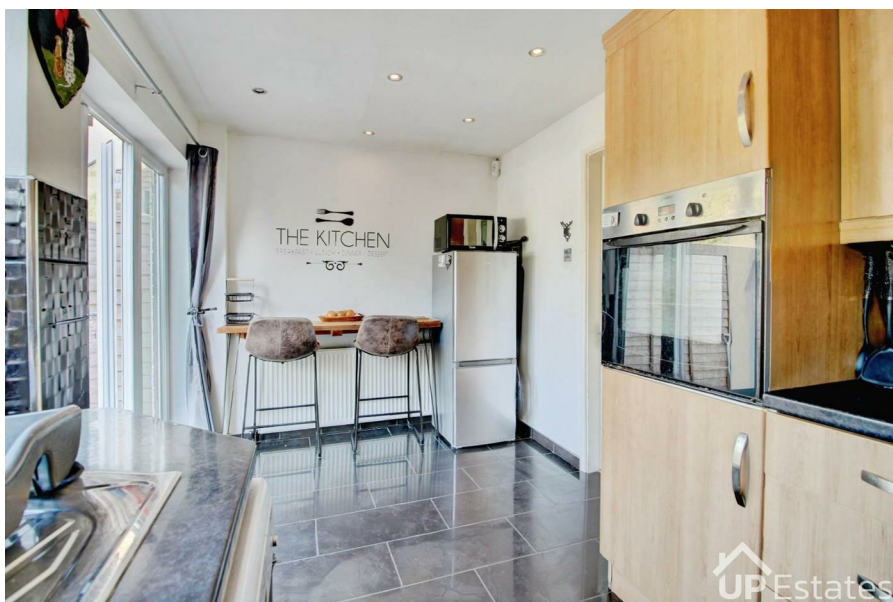
END OF TERRACE HOME - TWO DOUBLE BEDROOMS - GARAGE & DRIVEWAY - ENCLOSED PRIVATE REAR GARDEN

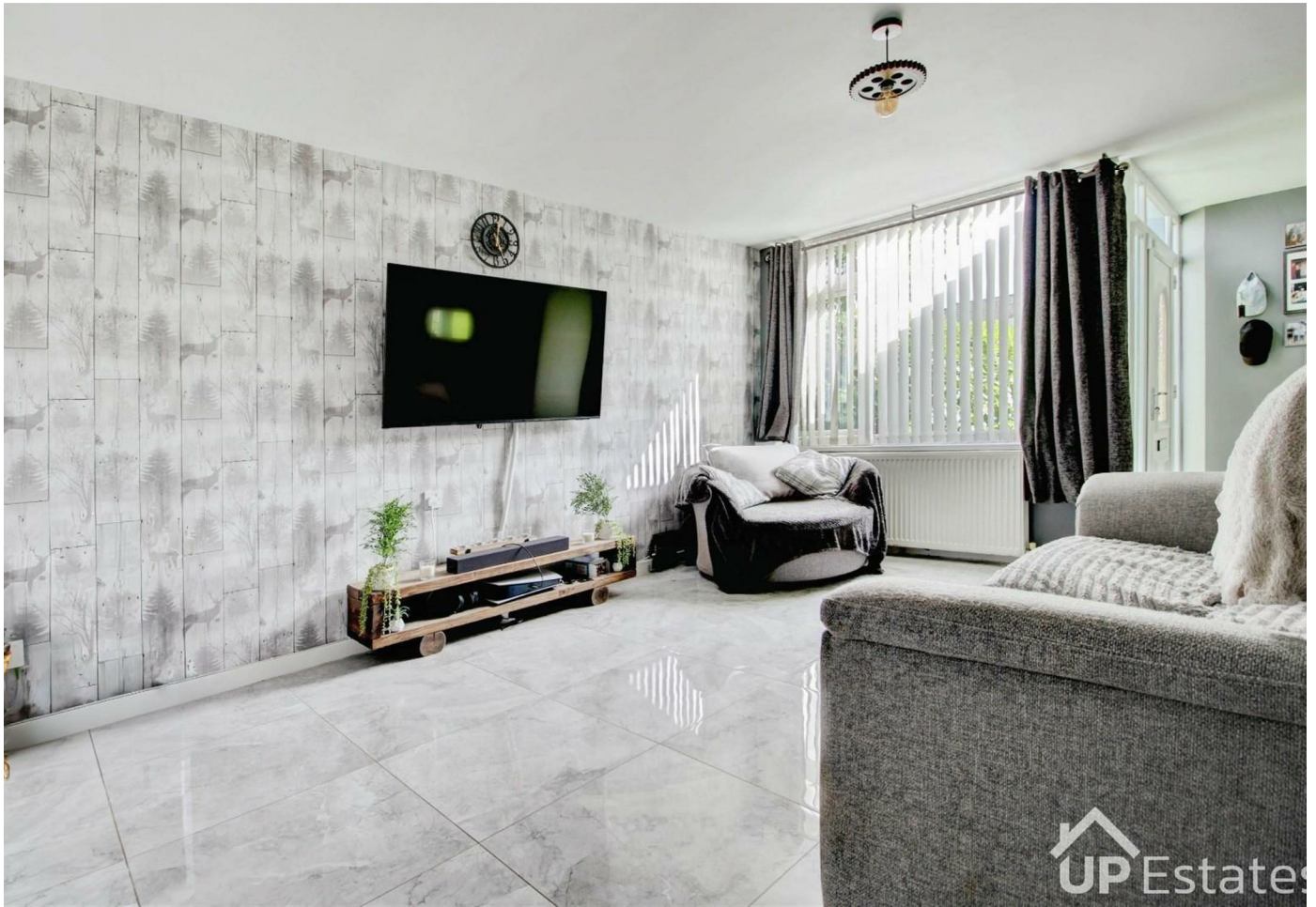
A fantastic opportunity to purchase this well-presented two-bedroom end of terrace home, situated in a popular residential location close to a range of local amenities, schools and transport links. Ideal for first-time buyers, downsizers or investors, the property benefits from a private driveway, garage with power and lighting (currently utilised as Gym space), and an enclosed rear garden. The ground floor briefly comprises an entrance hall, flowing into a spacious lounge with tiled flooring, and a kitchen breakfast room fitted with a range of wall and base units, integrated oven, hob and extractor, with French doors opening onto the rear garden.

Upstairs are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, together with a fully tiled family bathroom complete with shower over the bath. Externally, the property enjoys a lawned front garden with pathway to the entrance, while the rear garden offers a block paved patio and lawn, creating an ideal space for relaxing or entertaining. Further benefits include gas central heating and double glazing throughout. Early viewing is highly recommended to appreciate everything this excellent home has to offer.

£175,000

- WELL PRESENTED END OF TERRACE HOME
- TWO DOUBLE BEDROOMS WITH INTEGRATED WARDROBE STORAGE
- GARAGE. AND DRIVEWAY
- POPULAR BINLEY LOCATION
- SPACIOUS LOUNGE
- KITCHEN BREAKFAST ROOM
- COUNCIL TAX BAND A
- EPC RATED C





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.

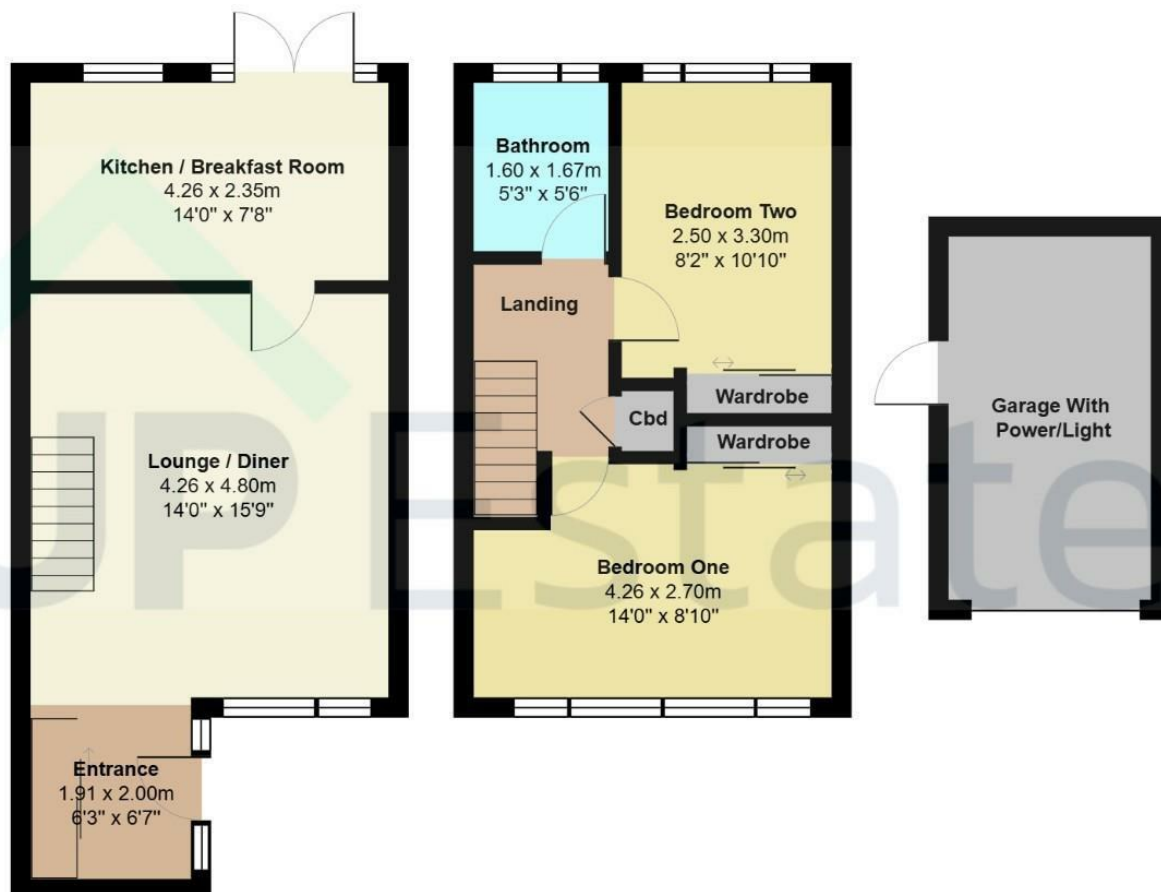
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Somerly Close, Binley, Coventry





Total Area: 66.4 m² ... 715 ft² (excluding garage with power/light)

All measurements are approximate and for display purposes only

CONTACT

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