



2 Bedroom House - Terraced
located on Warmington Close,
Coventry
£195,000

UP Estates



BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM HOME | PRIVATE FRONT & REAR GARDENS | GARAGE | SOUGHT-AFTER LOCATION | MODERN KITCHEN/BREAKFAST ROOM & SPACIOUS LOUNGE

This beautifully presented two double bedroom home is offered for sale and provides stylish, modern living throughout, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property briefly comprises a well-maintained front lawn leading to the entrance porch and welcoming hallway. To the ground floor is a bright and spacious open-plan lounge and kitchen/breakfast room, flooded with natural light and offering ample space for both living and dining furniture. The contemporary kitchen features an integrated hob, oven and extractor, sink unit, breakfast bar, and a range of fitted storage cupboards.

Externally, the property benefits from a private rear garden, with a paved patio area leading onto a lawned garden, together with gated rear access and a garage.

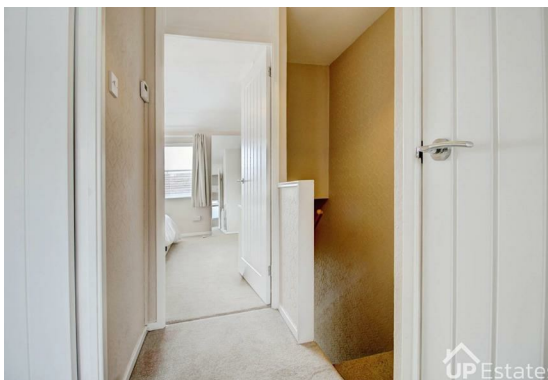
To the first floor, the landing provides access to two generous double bedrooms, both benefiting from fitted wardrobe storage, as well as a modern shower room.

Early viewing is highly recommended to fully appreciate the accommodation on offer. Contact us today to arrange your viewing.

£195,000

- BEAUTIFULLY PRESENTED HOME
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER BINLEY LOCATION
- PRIVATE GARDEN WITH REAR ACCESS
- GREEN TO FRONT ASPECT
- KITCHEN/BREAKFAST ROOM
- MODERN OPEN PLAN LIVING
- COUNCIL TAX BAND B





LOCATION

Situated on the eastern side of Coventry, located conveniently for the A46 Coventry Eastern Bypass and connecting commuter routes.

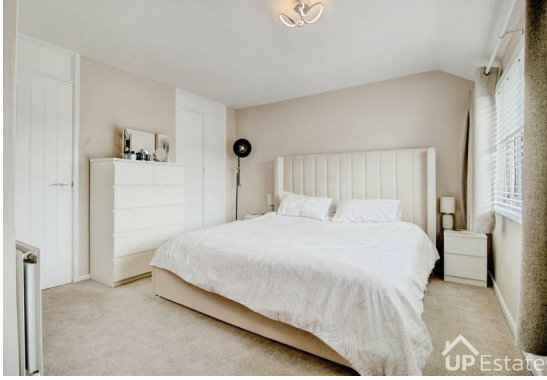
A wide range of local amenities include the large Morrisons Superstore at Binley (6 mins by car), TGI Fridays and B&Q Superstore.

Sports facilities include the Alan Higgs Centre (1 mile) plus Copsewood Grange Golf Club and Copsewood RFC. Alternatively there is the popular Sowe River Walk nearby.

University Hospital is around 2 miles away or 9 minutes by car. There are regular bus routes close by running to the hospital.

Ernesford Grange Academy & Ernesford Grange Primary are within easy walking distance.

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.

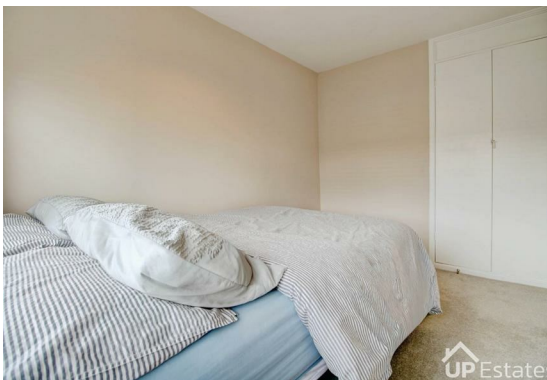


All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

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.





Warmington Close, Binley, Coventry





Total Area: 65.4 m² ... 703 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

UP Estates