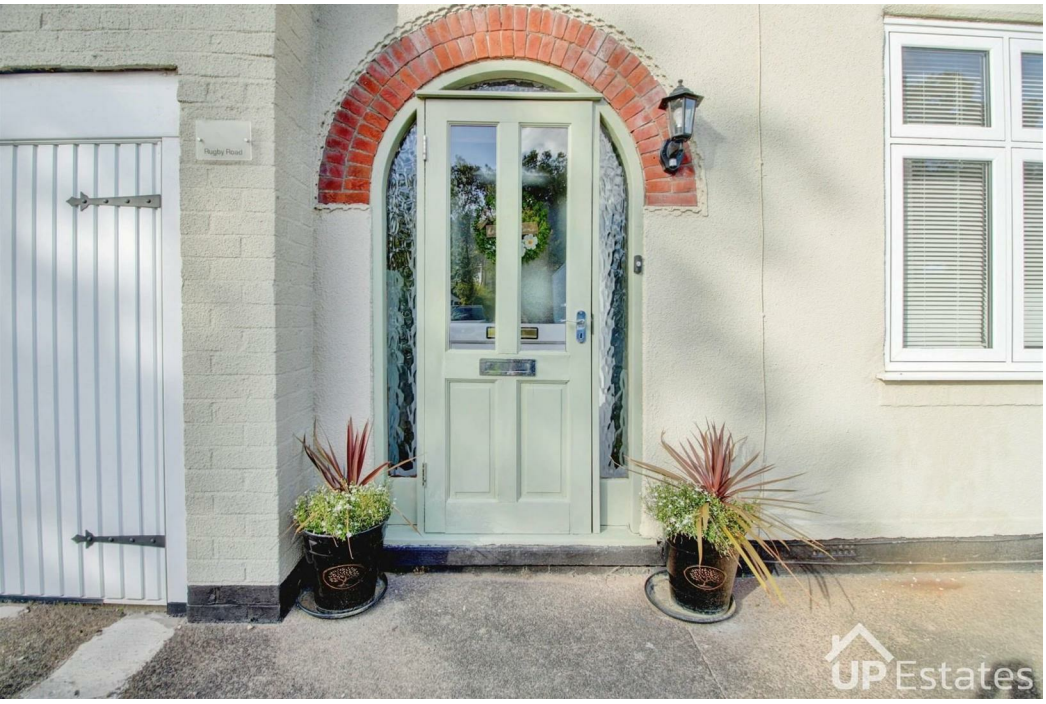

3 Bedroom House - Semi-Detached

located on Rugby Road, Coventry

£375,000

UP Estates

UP Estates

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£375,000

- SEMI-DETACHED THREE BEDROOM FAMILY HOME
- SOUGHT AFTER BINLEY WOODS LOCATION
- THREE BEDROOMS, TWO RECEPTION ROOMS
- SPACIOUS FRONTAGE & REAR GARDEN
- WC, UTILITY AREA & FAMILY SHOWER ROOM
- RECENTLY RENEWED ROOF & FRONT WINDOWS

** THREE BEDROOM SEMI-DETACHED FAMILY HOME - GENEROUS FRONTAGE & DRIVEWAY - GARAGE - PRIVATE REAR GARDEN - BINLEY WOODS VILLAGE LOCATION - RECENTLY REPLACED ROOF **

Tucked back from Rugby Road behind a generous frontage, this three bedroom semi-detached home offers excellent space and flexibility in the ever-popular village of Binley Woods. The property benefits from a sizeable front garden, driveway parking for several vehicles and a garage, providing fantastic practicality from the outset.

Inside, a bright entrance hall leads through to a comfortable lounge featuring a gas fireplace, alongside a separate dining room with attractive bay window overlooking the rear. The kitchen is fitted with oak shaker-style units, with a covered utility area and separate WC beyond, as well as useful internal access to the tandem garage.

Upstairs are three well-proportioned bedrooms. The principal bedroom comfortably accommodates a double bed and features fitted wardrobes either side of the chimney breast, while bedroom two is another generous double. Bedroom three offers excellent flexibility as a single bedroom, nursery, home office or study. A modern shower room with tiled walls, vanity storage and a white suite completes the first floor.

Outside, the private rear garden provides a fantastic space for families and entertaining, with a patio, extensive lawn and a secluded seating area at the far end, all backing onto mature trees.

Further benefits include a recently replaced roof, new front windows, new garage door and waterproof resin coating to the rendered exterior.

Binley Woods offers excellent access to the A46, M6 Junction 2, University Hospital Coventry and Warwickshire Retail Park, whilst retaining its sought-after village setting. An excellent opportunity for first-time buyers, families or those seeking a home with scope to make their own - call now to view!

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

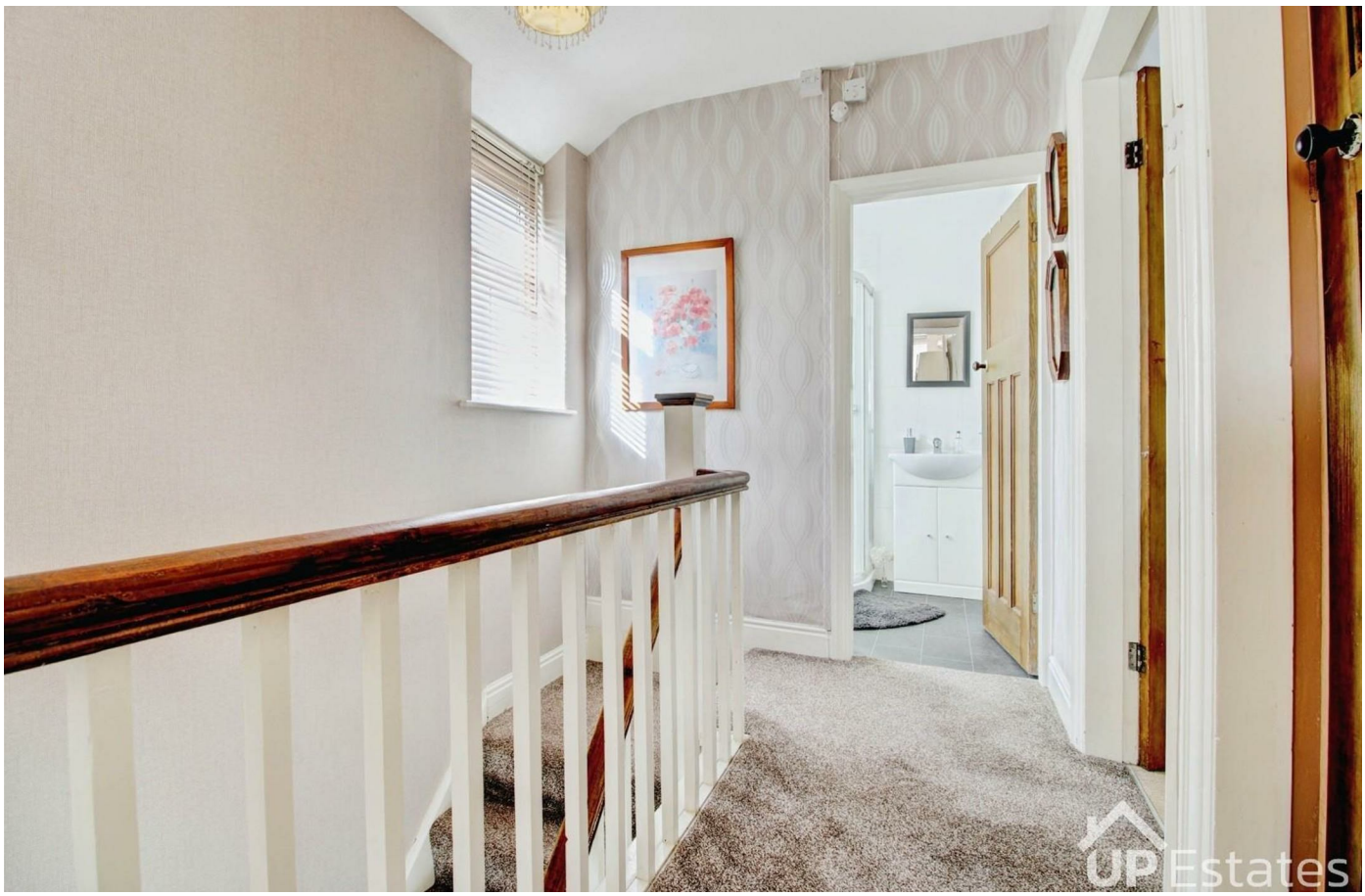
by us, and no guarantee is given regarding their condition or functionality.

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.

Rugby Road, Binley Woods, Coventry



Total Area: 108.8 m² ... 1171 ft²

All measurements are approximate and for display purposes only

CONTACT

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