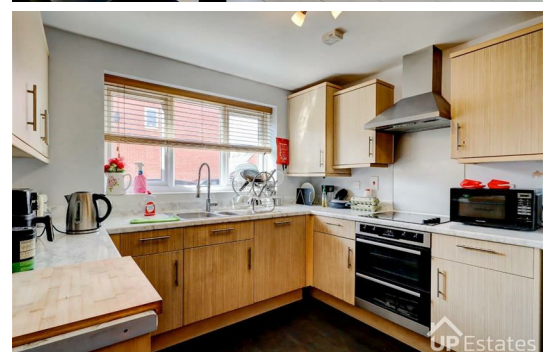




4 Bedroom House - Semi-Detached
located on Claybrookes Lane,
Coventry
£335,000

UP Estates



FOUR BEDROOM SEMI-DETACHED HOME | NO UPWARD CHAIN | THREE FLOORS OF ACCOMMODATION | DRIVEWAY & GARAGE | GREAT BINLEY LOCATION

Offered to the market with no upward chain, this four bedroom semi-detached home provides well presented accommodation arranged over three floors. Situated just off Skipworth Road, the property is conveniently located close to local amenities, Warwickshire Shopping Park and Binley Business Park, with easy access to the A46 making it well suited to families and commuters.

The accommodation begins with an entrance hall leading through to the principal ground floor rooms. There is a spacious living room providing a comfortable main reception space, alongside a kitchen diner offering a practical area for both cooking and dining. A downstairs WC completes the ground floor.

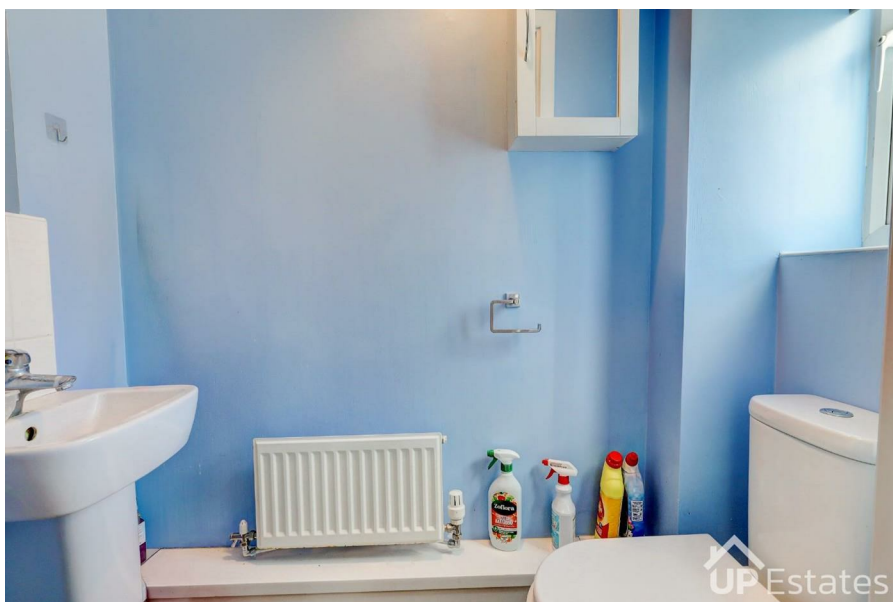
On the first floor, there are two spacious double bedrooms, a further well proportioned single bedroom and a family bathroom. The top floor is home to a large double bedroom, which features a built-in wardrobe, skylight and its own ensuite, creating a useful private bedroom suite.

Externally, the property has a low maintenance rear garden with direct access to the garage. To the front, there is a driveway providing parking for two vehicles, along with access to the garage.

With its flexible three-storey layout, generous bedroom accommodation and convenient Binley location, this home offers practical living space with excellent access to local amenities and transport links.

£335,000

- NO UPWARD CHAIN
- FOUR BEDROOM SEMI-DETACHED HOME
- THREE FLOORS OF ACCOMMODATION
- TOP FLOOR BEDROOM WITH ENSUITE & BUILT-IN WARDROBE
- SPACIOUS LIVING ROOM
- KITCHEN DINER
- DOWNSTAIRS WC
- LOW MAINTENANCE REAR GARDEN
- DRIVEWAY FOR TWO VEHICLES & GARAGE
- CLOSE TO WARWICKSHIRE SHOPPING PARK, BINLEY BUSINESS PARK & A46





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.





Claybrookes Lane, Binley, Coventry





Total Area: 108.4 m² ... 1167 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

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