



**3 Bedroom House - Terraced**  
**located on Newbold Close,**  
**Coventry**  
**£220,000**

**UP Estates**



**\*\* NO FORWARD CHAIN - EXTENDED THREE BEDROOM FAMILY HOME - KITCHEN/BREAKFAST ROOM - LOUNGE/DINER AND SUN ROOM - SPACIOUS GARAGE WITH POWER/LIGHT - POPULAR AND QUIET BINLEY LOCATION \*\*** Nestled in the peaceful cul-de-sac of Newbold Close, this extended three-bedroom family home offers a wonderful opportunity for buyers looking to create a space truly their own.

The property welcomes you with a front garden and entrance hall leading into a bright and versatile open-plan lounge and dining area—perfect for both everyday living and entertaining. This flows seamlessly into an extended sun room, filling the space with natural light and providing an ideal spot to relax while overlooking the garden. The kitchen/breakfast room offers plenty of scope for modernisation, making it a great canvas for your dream kitchen.

To the rear, the private garden provides a tranquil outdoor retreat, with direct access to a generously sized garage complete with power and lighting—ideal for storage, a workshop, or further potential use.

Upstairs, the property features three well-proportioned bedrooms and a family bathroom, all accessed from a central landing.

Set in a popular and quiet residential area, this home combines space, potential, and location—making it an excellent choice for families or buyers looking to add value, call now to secure a viewing!

£220,000

- NO FORWARD CHAIN
- DECEPTIVELY SPACIOUS
- SOUGHT AFTER LOCATION
- LARGE GARAGE WITH POWER/LIGHT
- THREE GOOD SIZED BEDROOMS
- VIEWING IS ESSENTIAL!





## LOCATION

Situated on the eastern side of Coventry, Ernesford Grange is 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.

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.





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Newbold Close, Binley, Coventry



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Total Area: 102.8 m<sup>2</sup> ... 1106 ft<sup>2</sup> (excluding garage with power & light)

All measurements are approximate and for display purposes only

## CONTACT

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