



**2 Bedroom Apartment**  
**located on Ilford Court, Coventry**  
**Offers Over £185,000**

**UP Estates**



Tucked away at the end of a quiet cul-de-sac in the sought-after village of Binley Woods, this charming first-floor apartment offers a peaceful setting surrounded by woodland while remaining conveniently close to excellent transport links. Beautifully presented throughout with tasteful décor, the property provides a welcoming and comfortable living space ideal for a range of buyers.

The apartment features two generously sized double bedrooms, a stylish modern kitchen, a refurbished shower room, and a bright, spacious living area that opens onto a south facing balcony. Perfectly positioned next to woodland, the property enjoys a tranquil outlook that truly enhances its sense of escape.

For those who enjoy peaceful woodland walks yet value easy access to everyday amenities, this home offers the perfect balance. The south facing balcony provides an ideal spot to relax and enjoy the fresh air and leafy surroundings, with charming balcony lighting allowing you to unwind outside well into the evening, this was refurbished 3 years ago.

Natural light floods the living room through sliding patio doors and a large window, creating a bright and inviting space. Generously sized, the room comfortably accommodates multiple seating areas, making it ideal for both entertaining and relaxing.

The contemporary kitchen, circa 6 years old, is fitted with a range of sleek white cabinets and practical worktops, along with fully integrated appliances including an oven, hob, dishwasher, washing machine, fridge and freezer. It offers plenty of storage and workspace, making it well suited for everyday cooking.

Both bedrooms are well proportioned, with the main bedroom benefitting from a built-in wardrobe with jack-and-jill door into the second bedroom, offering flexibility and could equally serve as a guest room, home office or dining space. Completing the interior is a modern shower room, only 5 years old, and a useful storage cupboard near the entrance.



## Offers Over £185,000

- IMMACULATE, HIGH SPEC APARTMENT
- SOUTH FACING BALCONY
- TWO BEDROOMS, WITH JACK-AND-JILL WARDROBE
- GARAGE EN BLOC
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LONG LEASE REMAINING (939 YEARS)
- MINIMAL SERVICE CHARGES
- SOUGHT AFTER BINLEY WOODS LOCATION



This home also benefits from improvements such as; new windows throughout (3 years old), internal doors (4 years old), radiators (5 years old), Wardrobe (1 year old) and carpeting (2 years old), all completed and beautifully maintained until now by the current owner.

### **LOCATION**

Binley Woods itself offers a welcoming village atmosphere with a range of local amenities including schools, convenience stores, pubs and eateries. The location also provides excellent transport connections, with easy access to the A45, Coventry Eastern Bypass, A46, and the M6, M69 and M1 motorways, making it ideal for commuters travelling to surrounding areas.

### **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.



Ilford Court, Binley Woods, Coventry





Total Area: 58.5 m<sup>2</sup> ... 630 ft<sup>2</sup> (excluding garage, south facing balcony)

All measurements are approximate and for display purposes only

## CONTACT

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