







4 Bedroom House - Detached

located on Gainford Rise, Coventry

£349,950

UP Estates

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£349,950

- NO UPWARD CHAIN
- WALKING DISTANCE TO CLIFFORD BRIDGE ACADEMY
- CLOSE TO UHCW, SHOPS & TRANSPORT LINKS
- SPACIOUS LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- FOUR GOOD-SIZED BEDROOMS
- LARGE DOWNSTAIRS WC
- LONG DRIVEWAY WITH PARKING FOR THREE CARS

SPACIOUS FOUR-BED DETACHED | PRIME BINLEY LOCATION | WALKING DISTANCE TO CLIFFORD BRIDGE ACADEMY | NO UPWARD CHAIN

Tucked away just off Clifford Bridge Road in the ever-popular Binley area, this beautifully positioned four-bedroom detached home offers space, convenience, and endless potential. Perfectly placed for families, it's just a short stroll to the highly regarded Clifford Bridge Academy, close to University Hospital Coventry & Warwickshire, and within easy reach of local shops, parks, and major road links including the M6, M69, and A46.

Inside, the property boasts a bright and generous lounge/diner, a well-proportioned kitchen/breakfast room, and a spacious downstairs WC. Upstairs, a family bathroom and four good-sized bedrooms provide plenty of flexibility for family living.

The outside space is equally impressive, featuring a well-kept rear garden, a long driveway with parking for up to three cars, and a detached garage. With no upward chain and fantastic potential to extend (subject to planning), this is a superb opportunity to create your forever home in one of Coventry's most sought-after locations.







IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in









this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Gainford Rise, Coventry





Total Area: 96.1 m² ... 1034 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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