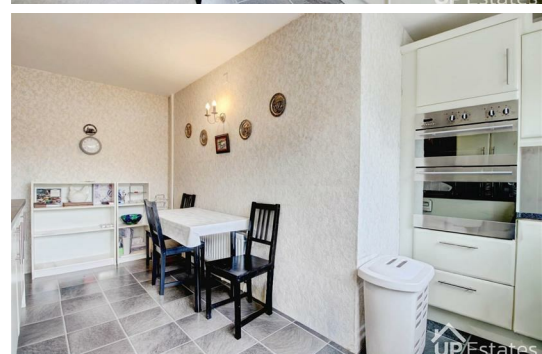




3 Bedroom House - End Terrace
located on Court Leet, Coventry
£300,000

 **UP Estates**



NO ONWARD CHAIN – REDUCED ASKING PRICE –
DECEPTIVELY SPACIOUS & EXTENDED – THREE
RECEPTION AREAS – GENEROUS PLOT – MULTI-CAR
DRIVEWAY – PRIVATE WEST-FACING GARDEN –
THREE BEDROOMS

Situated in the highly sought-after village of Binley Woods, this extended three-bedroom property offers generous living space, a versatile layout and excellent potential to create a beautiful family home. The reduced asking price reflects the updating required, and the property is available with no onward chain.

Occupying a generous plot, the property benefits from a paved driveway across the front and side, providing parking for several vehicles. Three reception areas and a kitchen/breakfast room offer flexible space for family life.

The extended entrance hall leads to a downstairs WC and dining area/lobby. The kitchen/breakfast room includes an integrated double oven, gas hob, extractor, inset sink and dishwasher, with space for additional appliances and dining furniture.

A spacious family room with an electric fireplace leads into the extended sun room, opening onto the mature, private west-facing garden—ideal for relaxing, entertaining and family enjoyment.

Upstairs are three well-proportioned bedrooms, all with integrated wardrobe storage, and a family bathroom with both bath and shower facilities.

With ample accommodation, a generous garden and a desirable village setting, this property offers plenty of scope to become a lovely long-term family home.

Viewing is highly recommended to appreciate the space, layout and potential.

£300,000

- DECEPTIVELY SPACIOUS FAMILY HOME
- EXTENDED TO THE FRONT & REAR
- FANTASTIC PLOT WITH FURTHER SCOPE TO EXTEND STPP*
- THREE BEDROOMS, THREE RECEPTION ROOMS
- WC, PLUS FAMILY BATH & SHOWER ROOM
- HIGHLY SOUGHT AFTER BINLEY WOODS LOCATION



LOCATION

The village of Binley Woods is located in the Rugby Borough of Warwickshire. Among the local amenities, Binley Woods boasts one public house, a Post Office, a small supermarket, a newsagent, hairdresser, chemist, dentist, plus a variety of take-away establishments. There is also a village hall.

The village comes within the school catchment area for Lawrence Sheriff grammar school boys) and Rugby High grammar school (girls), There is a village school (Binley Woods Primary) located within walking distance.

The home is conveniently located within easy access to the A45 , M6 M69 and M1 offering excellent links to surrounding areas and cities.

The Warwickshire shopping Park is within walking distance and offers an array of shops including Marks and Spencer's and a gym which is open 24 hours a day.

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.





Court Leet, Coventry





Total Area: 105.6 m² ... 1136 ft²

All measurements are approximate and for display purposes only

CONTACT

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