







2 Bedroom House - Terraced

located on Walton Close, Coventry

£165,000

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£165,000

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS WITH BUILT IN STORAGE
- OVERLOOKING GREEN SPACE
- SPACIOUS LIVING ROOM
- WELL PROPORTIONED KITCHEN
- LOW MAINTENANCE REAR GARDEN
- SINGLE GARAGE WITH ELECTRICS
- CLOSE TO BINLEY BUSINESS PARK & WARWICKSHIRE SHOPPING PARK
- EASY ACCESS TO THE A46
- CLOSE TO LOCAL AMENITIES & SCHOOLS

NO UPWARD CHAIN | TWO DOUBLE BEDROOM HOME | GARAGE WITH ELECTRICS | OVERLOOKING GREEN SPACE

Offered to the market with no upward chain, this well presented two bedroom home enjoys a pleasant position overlooking a small green, providing a peaceful setting while remaining close to a range of local amenities. Ideally located near St Bartholomew's Church of England Academy, Binley Business Park and Warwickshire Shopping Park, the property also benefits from excellent access to the A46.

The accommodation begins with an entrance porch leading into a spacious living room, offering a bright and comfortable space to relax. To the rear, the well proportioned kitchen provides ample cupboard and worktop space with access to the rear garden.

Upstairs, there are two generous double bedrooms, both benefitting from built in storage, along with a modern family bathroom.

Externally, the rear garden has been designed for low maintenance with a fully paved finish and provides access to the single garage, which benefits from electrics and offers excellent storage or workshop potential. To the front, the property enjoys a front garden overlooking the green, with no properties directly opposite, creating a private and attractive outlook.

This is an excellent opportunity for first time buyers, downsizers or investors looking for a well located home offered with no onward chain.







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.



Walton Close, Binley, Coventry





Total Area: 67.5 m² ... 727 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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