



3 Bedroom House - Terraced
located on Woodlands Road, Binley
Woods
£300,000

UP Estates



**** DECEPTIVELY SPACIOUS & BEAUTIFULLY PRESENTED FAMILY HOME - CONVERTED GARAGE/PLAYROOM/OFFICE - THREE WELL-PROPORTIONED BEDROOMS - FAMILY BATHROOM & SEPARATE SHOWER ROOM - BOILER FITTED 2022 - TWO-CAR DRIVEWAY - WEST FACING REAR GARDEN - SOUGHT AFTER BINLEY WOODS LOCATION ****

This is a fantastic opportunity to purchase a deceptively spacious and beautifully presented three-bedroom family home, ideally situated in the highly sought-after area of Binley Woods. Offering versatile and well-planned accommodation throughout, the property briefly comprises; a two-car driveway, entrance porch with a newly fitted SafeStyle composite door benefiting from a 10-year guarantee, and a spacious living room which flows through to the converted garage, currently utilised as a playroom/office. The ground floor continues with a dining area providing access to the kitchen, which is fitted with a range of appliances, together with doors leading out to the low-maintenance, west-facing rear garden with gated rear access.

To the first floor, the landing provides access to three well-proportioned bedrooms, with bedroom one benefiting from a large fitted wardrobe, alongside a family bathroom with shower facilities. The property further benefits from a boiler installed in 2022 and double glazing throughout.

Perfectly suited to modern family living, the converted garage provides valuable additional living space and could be adapted to suit a variety of needs. An internal viewing is highly recommended to fully appreciate the space, presentation and versatility this excellent home has to offer.

Call now to arrange your viewing!

£300,000

- THREE SPACIOUS BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- FAMILY BATH & SHOWER ROOM
- DRIVEWAY & LOW MAINTENANCE GARDEN
- SOUGHT AFTER BINLEY WOODS LOCATION
- A STONES THROW FROM LOCAL AMENITIES
- TWO CAR DRIVEWAY
- SUNNY WEST FACING GARDEN



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.





Woodlands Road, Binley Woods





Total Area: 94.0 m² ... 1012 ft²

All measurements are approximate and for display purposes only

CONTACT

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