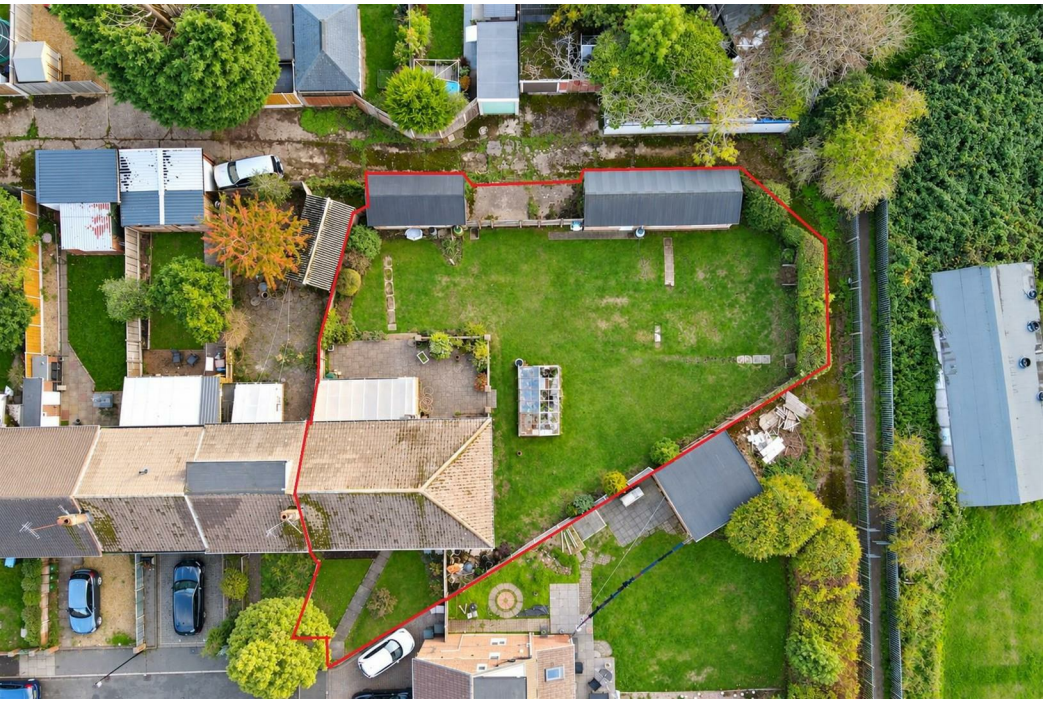








5 Bedroom House - End Terrace

located on Loweswater Road, Coventry

£425,000

UP Estates

UP Estates

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£425,000

- NO FORWARD CHAIN
- TWO STOREY-EXTENDED SPACIOUS FAMILY HOME
- LARGE SOUTH WEST FACING PLOT
- FIVE WELL PROPORTIONED BEDROOMS
- TWO BATHROOMS
- TWO GARAGES AND HARD STANDING PARKING
- MODERN KITCHEN & SHOWER ROOM WC
- INCREDIBLE POTENTIAL THROUGHOUT
- POPULAR BINLEY LOCATION
- VIEWING IS ESSENTIAL!!!

NO FORWARD CHAIN | EXTENDED FIVE BEDROOM FAMILY HOME | APPROXIMATELY 1/4 ACRE SOUTH WEST FACING PLOT | TWO LARGE GARAGES | EXCELLENT POTENTIAL TO MODERNISE

A rare opportunity to purchase this substantial, two-storey extended five-bedroom family home, situated in the popular residential area of Binley, Coventry. Having been lovingly owned by the same family since 1957, this unique property occupies an impressive south west facing plot of approximately a quarter of an acre, offering exceptional scope for modernisation and further improvement. Available with no forward chain, the property provides versatile accommodation, extensive gardens and two large garages!







The ground floor begins with an entrance porch and hallway, leading into a comfortable living room which flows through to the dining area, with sliding doors opening into a lean-to overlooking the garden. The modern fitted kitchen includes an induction hob, oven, washing machine, dishwasher, fridge, alongside a serving hatch connecting to the substantial side extension. Currently utilised as a games room, additional reception room and office space, this impressive area provides excellent flexibility for family living. An externally accessed WC, housing the combination boiler installed in 2016, and a useful store complete the ground floor.

Upstairs, the landing provides access to the bathroom, and modernised shower room and WC. Furthermore there are five well-proportioned bedrooms, with bedroom one enjoying particularly attractive views across the rear garden towards the neighbouring rugby field and golf course. The property also benefits from gas central heating, UPVC double glazing replaced between 2010 and 2019, and an updated fuse box installed in 2016.

Outside is where this property truly stands out. The extensive south west facing gardens wrap around the home, providing a fantastic outdoor space with considerable potential. Vehicular and pedestrian gates lead to a hardstanding area and two substantial garages, both featuring double-glazed windows. The larger garage also includes workshop space, power, lighting and an electric up-and-over door. The front garden offers further potential for off-road parking, subject to any necessary permissions.

Combining a substantial plot, flexible living accommodation and excellent potential to create a personalised family home, this is an exciting opportunity for buyers looking to modernise and make the most of an established property in Binley. Early viewing is highly recommended to appreciate the scale and possibilities on offer.



LOCATION

This fantastic home is ideally positioned for excellent access to Coventry and the surrounding areas, with the A444, A46, M6 and Walsgrave Road all within easy reach. Warwickshire Shopping Park and Morrisons are also conveniently located just over a mile away, providing a wide range of shopping and everyday amenities.

The area is well served by a number of popular schools, including Caludon Castle Secondary School, Richard Lee Primary School and Ravensdale Primary School, with Ernesford Grange Primary School, Ernesford Grange Community Academy and Riverbank Academy also within walking distance.

A range of local shops and amenities can be found close by, while University Hospital Coventry & Warwickshire is approximately a 10-minute journey by car or public transport, making this an excellent location for those working or studying nearby.

For those who enjoy the outdoors, Coombe Abbey Country Park is approximately two miles away, offering extensive parkland, woodland walks and a popular family-friendly leisure destination.



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.







Loweswater Road, Binley, Coventry





Total Area: 162.5 m² ... 1750 ft² (excluding garage & workshop with power / light, garage)

All measurements are approximate and for display purposes only

CONTACT

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