







4 Bedroom House - Detached

located on Princethorpe Way, Coventry

Offers In The Region Of £289,000

UP Estates

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Offers In The Region Of

- CHECK OUT THE FLOORPLAN!!!
- NO FORWARD CHAIN
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- DETACHED DOUBLE GARAGE
- KITCHEN BREAKFAST ROOM

** CHECK OUT THE FLOORPLAN! ** - RARE DETACHED FAMILY HOME - NO FORWARD CHAIN - PRIME PRINCETHORPE WAY LOCATION - PRIVATE SOUTH EAST FACING MATURE GARDEN - DETACHED DOUBLE GARAGE - FRONTING GREEN SPACE - NEW WINDOWS THROUGHOUT DECEMBER 2025

This is a fantastic and incredibly rare opportunity to purchase a deceptively spacious detached family home, occupying a particularly attractive position on the ever-popular Princethorpe Way in Ernesford Grange, Binley, with the added benefit of NO FORWARD CHAIN! Viewing is essential to fully appreciate the space, plot and versatility this unique home has to offer.

Very briefly comprising; front garden, entrance hall, spacious family living room, separate dining room and a kitchen/breakfast room with dual aspect windows and a door opening directly onto the private south east facing mature rear garden. The garden is well established, enjoys a good degree of privacy and benefits from two brick-built stores, alongside a detached double garage.

To the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom. Bedroom one benefits from ample integrated wardrobe storage, pleasant views over the front green and a staircase rising to another bedroom that provides excellent versatility and is currently equipped with dual aspect windows, flooring, heating, lighting, power and additional eaves storage!

Externally, the property further benefits from a green space to the front aspect, a private mature south east facing rear garden and detached double garage.

A rare detached home in a highly sought-after Binley location, with no chain and considerable versatility — CALL UP ESTATES TODAY TO ARRANGE YOUR VIEWING!







LOCATION

Princethorpe Way 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.







Princethorpe Way, Binley, Coventry





Total Area: 112.4 m² ... 1210 ft² (excluding eaves storage, store, double garage)

All measurements are approximate and for display purposes only

CONTACT

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