



**3 Bedroom Semi-Detached Property
located in Binley.**

£230,000 (Offers Over)

UP Estates



3



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1



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EPC

57



96 m2



FULL DESCRIPTION

Up Estates are pleased to bring to the market this excellent three bedroom, semi-detached, family home which is located in the popular and sought after area of Binley. The property boasts many excellent features including off road parking with a car port and garage, three bedrooms to the first floor plus a loft room to the second floor which can be used as an additional bedroom, and an attractive rear garden. In brief the property comprises; Hallway, W/C, Lounge and Kitchen/Diner with doors accessing the enclosed rear garden. On the first floor there are three Bedrooms, the Family Bathroom and stairs ascending to the loft room. The property has a warm air heating system and double glazing throughout. To the front aspect there is a driveway which gives access to the gated car port, and a garage at the rear. Call now to view!

PORCH

Having a door leading into the Hallway.

HALLWAY

With stairs ascending to the first floor and doors leading to the Lounge and W/C.

LOUNGE

10' 1" x 17' 3" (3.08m x 5.26m)

A welcoming front Living Room featuring a brick built fireplace, and bay window to the front aspect. There are also sliding doors accessing the Dining Area.

KITCHEN/DINER

15' 10" x 9' 4" (4.84m x 2.87m)

A bright family Kitchen/Diner including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, neutral tiled splashback, integrated oven & hob, space and plumbing for a washing machine and access to a storage cupboard. This social Kitchen includes space for a dining table, double sliding doors leading to the rear Garden, and also a double glazed door leading into the Car Port at the side of the property.

Offers Over £230,000

- Semi-Detached Property
- Three Bedrooms
- Loft Room/Additional Bedroom
- Driveway, Carport & Garage
- Kitchen/Diner
- Downstairs WC
- Enclosed Garden



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WC

Including a low level W/C and pedestal wash basin.

LANDING

With stairs rising from the ground floor and ascending to the Loft Room, access to a storage cupboard and doors leading to accommodation.

BEDROOM ONE

10' 1" x 12' 9" (3.08m x 3.9m)

A spacious double Bedroom having a double glazed window to the rear aspect.

BEDROOM TWO

7' 11" x 13' 0" (2.42m x 3.98m)

A second double Bedroom having a double glazed window to the front aspect.

BEDROOM THREE

7' 9" x 6' 7" (2.38m x 2.02m)

A third Bedroom having a double glazed window to the front aspect.



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BATHROOM

6' 5" x 6' 0" (1.98m x 1.85m)

A fully tiled family Bathroom having a panelled bath with shower, low level W/C, pedestal wash basin and a double glazed opaque window.

LOFT ROOM

12' 10" x 11' 10" (3.92m x 3.62m)

A fantastic, versatile additional space with flexible usage, including fitted cupboards and a double glazed dormer window.

FRONT ASPECT

A well presented bricked driveway with space for multiple cars and access to the Car Port via lockable, wrought iron gates.

GARAGE

Having power and lighting, two windows, an up-and-over door and also a pedestrian door accessing the Garden.

GARDEN

An attractive landscaped rear Garden with a paved seating area followed by a lawn with fencing along the boundaries. Also including a raised decking seating area at the rear, a raised pond, and surrounded by shrubberies.





Quorn Way Binley CV3 2JU



FLOORPLAN

APPROX GROSS INTERNAL FLOOR AREA: 96 sq. m / 1030 sq. ft



For illustrative purposes only. Measurements are approximate and not to scale.
(c) Up Estates

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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