



**2 Bedroom Semi-Detached House
located in Binley.**

£220,000

UP Estates



FULL DESCRIPTION

This semi-detached property is presented to an excellent standard throughout and is situated in a quiet cul-de-sac in a sought-after estate in Binley and offer ***no forward chain***. Located within walking distance to Warwickshire Shopping Park, with easy access to the A46, and just a short drive to University Hospital and a range of other amenities. In brief, the property comprises of; Hall, W/C, Lounge and Kitchen/Diner to the ground floor, and Two Double Bedrooms and the Bathroom to the first floor. There is a driveway for off-road parking to the front, has side access and an enclosed garden to the rear. This property is also under NHBC warranty until 2025.



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TBC



53
m²

£220,000

- NO FORWARD CHAIN
- Semi-Detached Property
- Two Double Bedrooms
- Excellent Condition
- Downstairs W/C
- Kitchen/Diner
- Driveway For Two Cars
- Freehold
- Under NHBC Warranty Until 2025
- Side Access To Property

HALL

An open and inviting entrance hall with stairs ascending to the first floor, a central heated radiator, and access to the W/C and Lounge.

W/C

A ground floor cloak room having two piece suite comprising of low level WC, hand wash basin, central heated radiator and double glaze opaque window to the front aspect.

LOUNGE

9' 4" x 11' 10" (2.85m x 3.63m)

Having a central heated radiator, access to storage cupboard under the stairs and a door leading through to the Kitchen/Diner.

KITCHEN/DINER

12' 7" x 8' 2" (3.86m x 2.5m)

A modern and social Kitchen/Diner including a neat range of matching wall and base mounted units with work surfaces over and upstand, a stainless steel sink with drainer and mixer tap, integrated electric oven with four ring hob and extractor fan over, and space and facilities to accommodate further appliances. Also having a central heated radiator, double glazed windows to the rear aspect and French doors opening onto the rear garden.



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LANDING

With stairs rising from the ground floor and doors leading to accommodation.

BEDROOM ONE

12' 7" x 8' 5" (3.86m x 2.59m)

A double bedroom having a built-in storage cupboard, a central heated radiator and two double glazed windows to the front aspect.



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BEDROOM TWO

12' 7" x 8' 2" (3.86m x 2.5m)

Another double bedroom having a central heated radiator and double glazed window to the rear aspect.



BATHROOM

5' 6" x 6' 3" (1.69m x 1.91m)

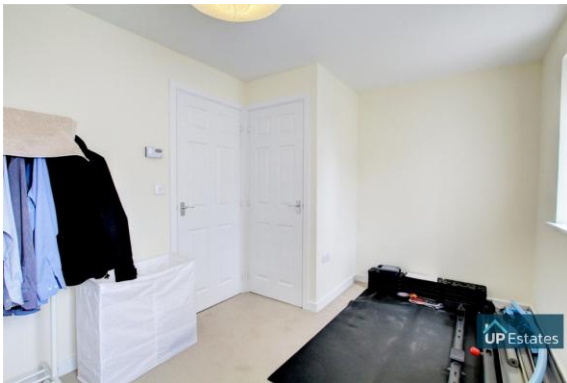
Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated radiator and a double glazed window.

FRONT ASPECT

Offering a driveway with space for two cars and gated sides access to the rear.

GARDEN

An enclosed rear garden having a lawn with fencing along the boundaries.



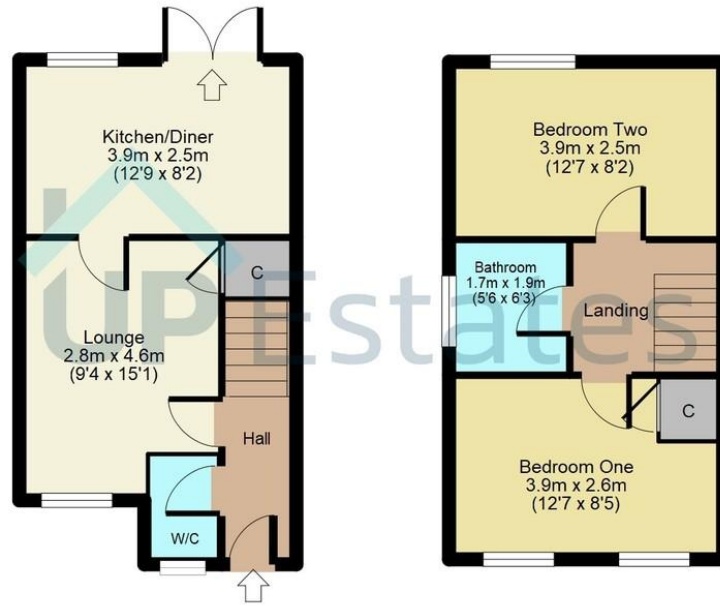


Claybrookes Lane Binley CV3 2FA



FLOORPLAN

For illustrative purposes only. Measurements are approximate and not to scale.
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APPROX GROSS INTERNAL FLOOR AREA: 53 sq. m / 571 sq. ft

CONTACT

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