



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

**£260,000**

**UP Estates**



## FULL DESCRIPTION

### GENERAL DESCRIPTION

**\*\*\*TRADITIONAL DOUBLE BAY SEMI - THREE GOOD BEDROOMS - DOWNSTAIRS WC & UTILITY - SPACIOUS REAR GARDEN\*\*\***

Here is a fantastic opportunity to purchase this superb family home - which benefits from a host of features throughout and is done to a fine decorative and furnishing standard throughout. Located on this tree lined street, this 1920s vintage style semi must be viewed to fully appreciate. In brief the property comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room and WC to the Ground Floor. There is a Landing, Three Bedrooms and a Bathroom on the First Floor. Externally the property has tarmac driveway parking to the front aspect, side elevation access to the rear garden which also has a modern workshop storage shed.

### ENTRANCE HALL

Having stairs leading to the First Floor and door leading to the:

### LOUNGE

**13' 5" x 11' 1" (4.1m max x 3.4m max)**

Having a feature fireplace, central heating radiator, double glazed bay window to the front aspect and door opening to:

### DINING ROOM

**12' 1" x 11' 5" (3.7m x 3.5m)**

With double glazed window to the rear, central heating radiator and door to:

### DOWNSTAIRS WC & STORAGE

Having an opaque double glazed window, wall mounted central heating radiator, under stair storage cupboard and vanity wash hand basin.

### KITCHEN

**15' 8" x 5' 6" (4.8m x 1.7m)**

Refitted Kitchen with an attractive matching range of wall and base mounted units and worktop surfaces over, integrated appliances including dishwasher, gas hob, oven, extractor fan and door leading to the rear garden, utility room and also having two double glazed windows to the side and rear aspects.



3



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90sq  
m

**£260,000**

- Traditional Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Downstairs WC & Utility Room
- Driveway Parking & Workshop
- Fantastic Spec Throughout





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#### **UTILITY ROOM**

**5' 6" x 5' 6" (1.68m x 1.68m)**

Having space/plumbing for a washing machine, further storage cabinets, double glazed window.

#### **LANDING**

Having a double glazed window to the side aspect and doors off to the First Floor rooms.

#### **BEDROOM ONE**

**11' 1" x 10' 2" (3.4m x 3.1m)**

Well-presented bedroom with double glazed bay window to the front aspect and central heating radiator and fitted wardrobes.

#### **BEDROOM TWO**

**12' 5" x 9' 10" (3.8m x 3m)**

Having a double glazed window to the rear aspect, fitted wardrobe and central heating radiator.

#### **BATHROOM**

Having a three piece suite throughout including bath with shower over and glass screen, low level WC and pedestal wash hand basin with mixer tap.



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### **BEDROOM THREE**

**9' 2" x 7' 10" (2.8m x 2.4m)**

Good sized third bedroom with double glazed window and central heating radiator.

### **OUTSIDE**

Having a tarmac driveway, side elevation access to the rear and spacious rear garden, storage unit/workshop and extending lawn, decked area and being non overlooked to the rear.

### **DISCLAIMER**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







## FLOORPLAN



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

Approx Internal Floor Area: 90sq m

### CONTACT

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