



3 Bedroom Link Detached located in  
Binley.

£325,000

 UP Estates





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TBC



## Offers Over £325,000

- Highly Sought After Morrisons Estate
- Two Spacious & Versatile Reception Rooms
- WC, Ensuite & Bathroom
- Garage & Three Car Parking Spaces
- Beautiful Rear Garden
- Kitchen/Breakfast Room



UP Estate are pleased to present to market this stunning link-detached house situated in the ever popular 'Morrisons Estate' in Binley, close to all the local amenities, this property is very well proportioned for modern living. A great opportunity with so much potential and ready for somebody to move straight in. Located off the entrance hallway is a kitchen, W/C, Lounge which allows access to the Dining Room. The first floor consists of three bedrooms, a family bathroom, a Cupboard and an En-suite. Externally there is a private rear garden and a driveway to the front for parking.

### HALL

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

### KITCHEN

**7' 10" x 11' 9" (2.4m x 3.6m)**

The kitchen including a matching range of wall and base mounted units with roll top work surfaces over, a white sink with drainer and mixer tap, double electric oven and ceramic hob.

### LOUNGE

Having two central heated radiators, a large storage cupboard, a double glazed window and sliding doors exiting to the Dining Room.

### LANDING

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

### BEDROOM ONE

**11' 1" x 11' 5" (3.4m x 3.5m)**

Double Bedroom having a central heated radiator and double glazed window to the front aspect. Also including built in wardrobes and an En-suite.

### BEDROOM TWO

**8' 2" x 12' 1" (2.5m x 3.7m)**

Double Bedroom having a central heated radiator and double glazed window to the rear aspect.



### **BEDROOM THREE**

**6' 2" x 9' 2" (1.9m x 2.8m)**

Single Bedroom having a central heated radiator and double glazed window to the rear aspect.

### **BATHROOM**

**8' 2" x 4' 11" (2.5m x 1.5m)**

Being partially tiled and having a walk in shower, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

### **CONSERVATORY**

**15' 1" x 12' 9" (4.6m x 3.9m)**

Spacious and bright Conservatory with opportunity for multiple uses. Having picture windows and French doors to the Garden and benefitting from fully tiled, central heated flooring and air conditioning.

### **GARDEN**

A private rear garden with a paved area followed by a lawn with fencing along the boundaries.



## **GARAGE**

**8' 2" x 17' 4" (2.5m x 5.3m)**

Having power, lighting and an up-and-over door with plenty of storage.

## **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 contact 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.







UP Estates

Skipworth Road, Binley



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## FLOORPLAN



### CONTACT

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