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- Mid Terraced Property
- Three Bedrooms
- Lounge/Diner

- Garage & Driveway
- Private Rear Garden



024 7771 0780



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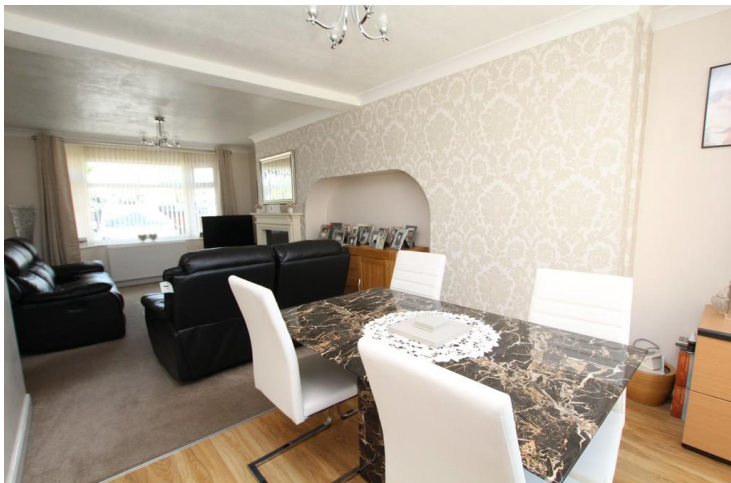


[enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)

Here we have a three bedroom, double bay fronted, mid-terraced property located in the sought-after area of Binley in Coventry, with surrounding local amenities including Warwickshire Shopping Park, bus routes and other popular shops. Also benefitting from a good-sized driveway and a garage for parking, and central heating and double glazing throughout. In brief, the property comprises; hall, lounge/diner and kitchen to the ground floor. To the first floor there are three bedrooms and the family bathroom. Externally there is a private rear garden, a garage to the rear with an additional parking space, and a driveway to the front. Viewing is strongly advised.

**HALL** With stairs ascending to the first floor and doors leading to the lounge/diner and kitchen.

**LOUNGE/DINER** 11' 10" x 24' 10" (3.61m x 7.57m) A social lounge/diner benefitting from a feature fireplace, a double glazed bay window to the front aspect, a central heated radiator and double glazed sliding doors leading out into the rear garden.



**KITCHEN** 6' 11" x 21' 11" (2.11m x 6.68m) Having wall and base mounted units with work surfaces over, tiled splash back, freestanding gas cooker with gas hob, an extractor fan over and a stainless steel sink with drainer and mixer tap. Also including a central heated radiator, access to a storage cupboard, two double glazed windows to the rear and side aspects and a door leading to the rear garden.



**LANDING** With stairs rising from the ground floor and doors leading to the bedrooms and bathroom.

**BEDROOM ONE** 10' 1" x 13' 10" (3.07m x 4.22m) A double bedroom with fitted wardrobes, fitted drawers, a double glazed bay window to the front aspect and a central heated radiator.



**BEDROOM TWO** 11' 8" x 10' 11" (3.56m x 3.33m) A double bedroom with access to the airing cupboard, a central heated radiator, fitted wardrobes and a double glazed window to the rear aspect.



Willenhall Lane, Coventry  
£198,000



**BEDROOM THREE** 7' 4" x 7' 2" (2.24m x 2.18m)  
Having a central heated radiator and double glazed window to the front aspect.



**BATHROOM** 5' 6" x 5' 7" (1.68m x 1.7m) A fully tiled family bathroom with a bathtub with shower over, pedestal wash basin, low level W/C and double glazed opaque window to the rear aspect.



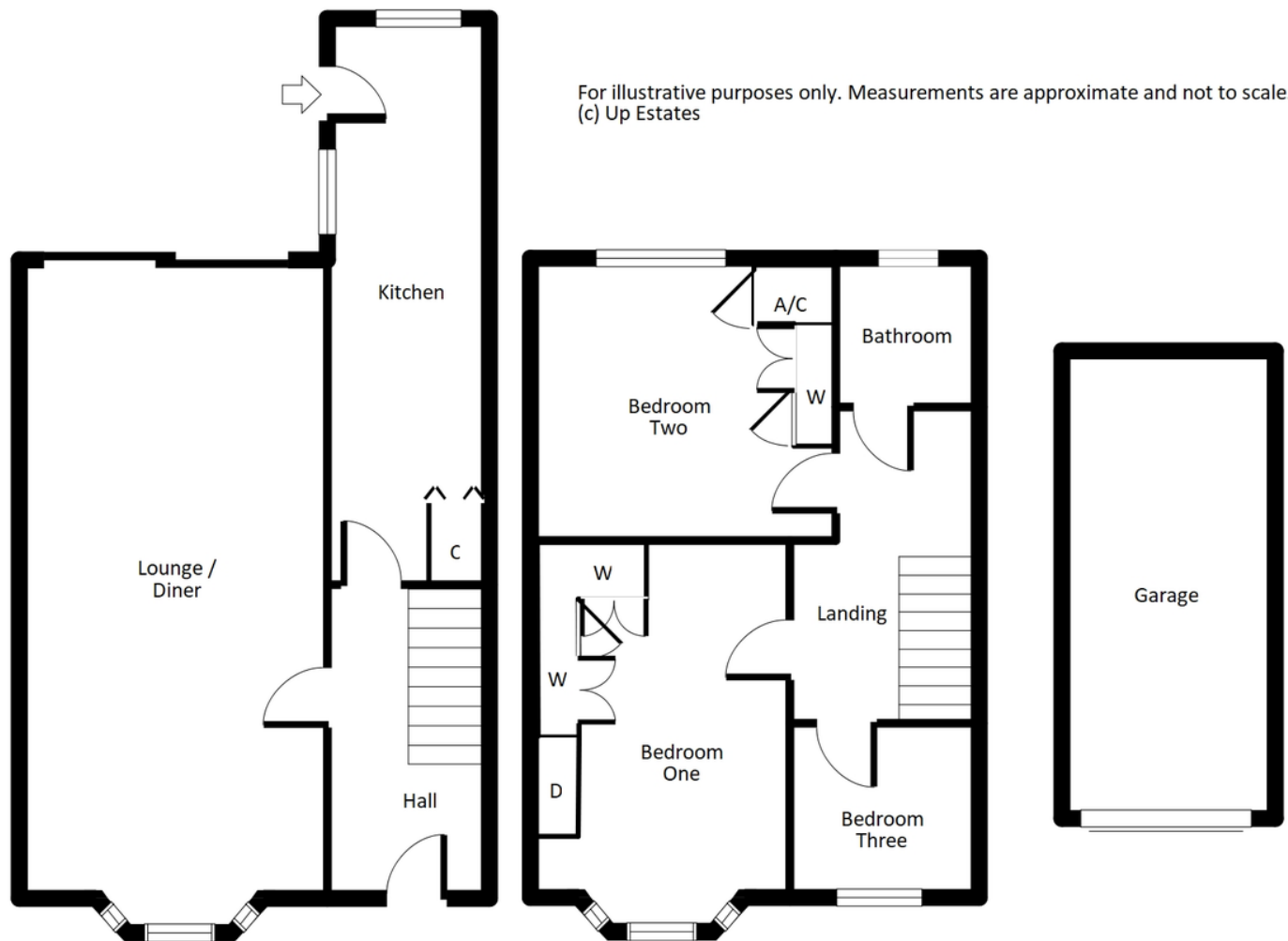
**FRONT ASPECT** Having a good-sized driveway for parking.

**GARDEN** An attractive, private rear garden with a lawn and a paved area leading to the garage at the rear.



**GARAGE** Situated to the rear of the property with vehicular access, an up-and-over door, and an additional parking space.





- 1: MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
- 4: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 5: Up Estates has not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify they are in working order or fit for their purpose.
- 6: Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.