



**3 Bedroom House - End Terrace**  
**located on Brinklow Road, Binley**  
**£265,000**

**UP Estates**





£265,000

- THREE-BED END-TERRACED HOME IN POPULAR BINLEY LOCATION
- SPACIOUS THROUGH LOUNGE/DINER WITH SLIDING DOORS TO GARDEN
- KITCHEN WITH AMPLE STORAGE & SIDE ACCESS
- DOWNSTAIRS WC WITH PLUMBING FOR WASHING MACHINE
- THREE WELL-PROPORTIONED BEDROOMS + FAMILY BATHROOM
- BEAUTIFULLY MAINTAINED FRONT GARDEN
- LARGE REAR GARDEN WITH GARAGE & PARKING SPACE

THREE-BED END-TERRACED HOME | SOUGHT-AFTER BINLEY LOCATION | SPACIOUS LOUNGE/DINER & GARAGE TO REAR

Located along Brinklow Road in the ever-popular suburb of Binley, Coventry, this well-presented three-bedroom end-terraced home offers generous living space and an excellent location just a short walk from Coombe Abbey Country Park, Binley Woods, and local shops at Warwickshire Shopping Park. The area also benefits from highly regarded schools, easy access to the A46 and M69, and regular bus routes into Coventry city centre.

Inside, the property offers a bright and versatile layout ideal for family living. The ground floor features a spacious through lounge/diner, complete with sliding doors opening out to the rear garden, creating a great flow of natural light and space. The kitchen provides ample storage and worktop space, with side access to the garden and garage. There is also a downstairs WC, cleverly designed with plumbing for a washing machine.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for couples or families alike.

Externally, the property enjoys a beautifully maintained front garden and a large rear garden, ideal for outdoor entertaining or family play. A garage with rear access and an allocated parking space add practicality and convenience.

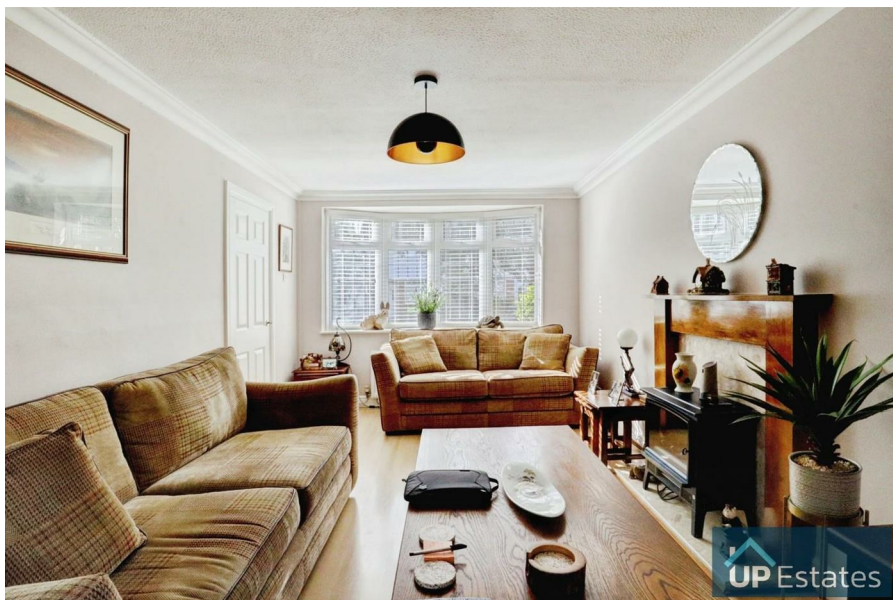
Perfectly located in one of Coventry's most desirable residential areas, this home combines comfort, functionality, and potential — ideal for first-time buyers, families, or investors.

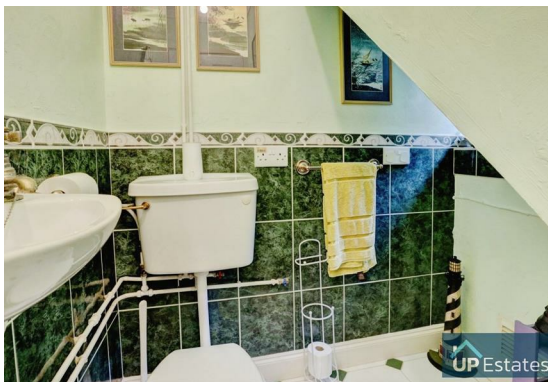
## IMPORTANT NOTE TO PURCHASERS

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.



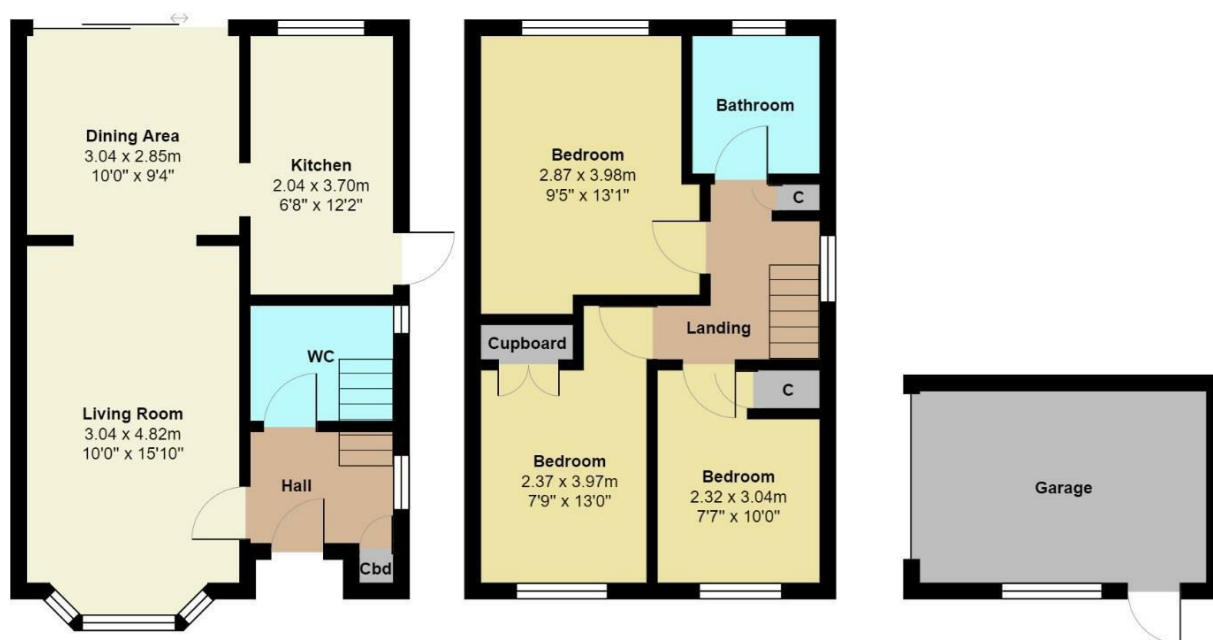






Brinklow Road, Binley





Total Area: 78.8 m<sup>2</sup> ... 848 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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