



3 Bedroom House - Semi-Detached
located on Monks Road, Coventry
£325,000

UP Estates

THREE DOUBLE BEDROOM SEMI DETACHED HOME | HEART OF BINLEY WOODS | STUNNING REAR GARDEN WITH OFFICE SPACE | LARGE DRIVEWAY | OPEN PLAN LOUNGE DINER | EXCELLENT TRANSPORT LINKS

Situated in the heart of the highly desirable Binley Woods, just off Birchwood Road, this bright and well maintained three bedroom semi detached home offers generous living space and outstanding external features. The property benefits from easy access to the A46, Warwickshire Shopping Park, Binley Business Park, and excellent links to Rugby and Nuneaton. Binley Woods Primary School and local amenities are also close by.

The ground floor comprises an entrance porch leading into a spacious hallway. There is a light filled open plan lounge diner with double doors opening onto the rear garden, creating a fantastic space for both everyday living and entertaining. The kitchen is well proportioned with ample cupboard space and includes a useful built in storage cupboard.

Upstairs, there are three double bedrooms, with the smallest benefitting from built in storage, along with a family bathroom. The property is bright throughout and has been clearly well cared for.

Externally, the rear garden is a true standout feature. A former free standing garage has been cleverly converted, offering a home office in one half and a utility room in the other. There is a small patio area directly outside the doors, a large lawned section, and a decking area outside the office space, ideal for entertaining. To the front of the property, a substantial driveway provides parking for up to eight vehicles. The property also offers excellent scope for further extension, subject to the relevant permissions.

£325,000

- THREE DOUBLE BEDROOM SEMI DETACHED HOME
- SOUGHT AFTER BINLEY WOODS LOCATION
- OPEN PLAN LOUNGE DINER
- WELL PROPORTIONED KITCHEN WITH STORAGE
- BRIGHT AND WELL MAINTAINED THROUGHOUT
- STUNNING REAR GARDEN
- CONVERTED GARAGE WITH HOME OFFICE & UTILITY ROOM
- LARGE DRIVEWAY FOR UP TO EIGHT VEHICLES
- EXCELLENT ACCESS TO A46, BUSINESS PARKS & LOCAL SCHOOLS
- FANTASTIC SCOPE TO EXTEND (STPP)





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

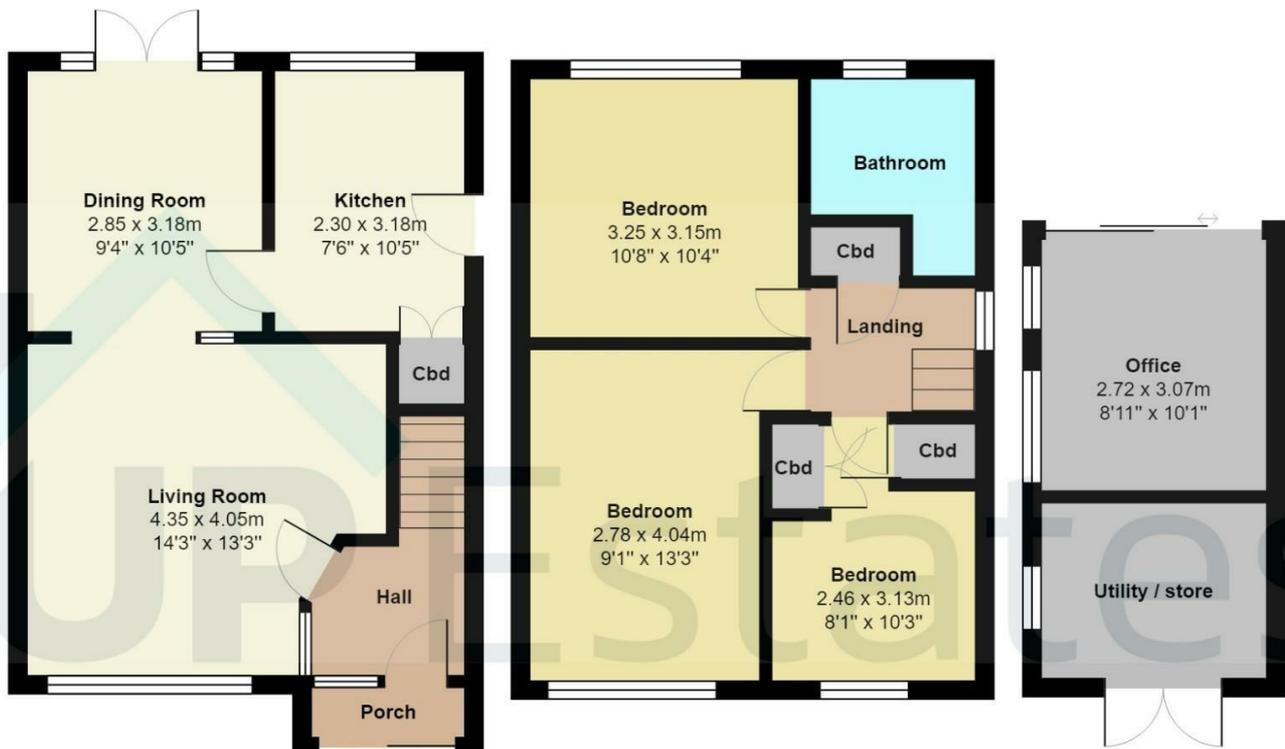
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Monks Road, Binley Woods, Coventry





Total Area: 94.9 m² ... 1021 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

UP Estates