

**4 Bedroom House - Semi-Detached**  
**located on Clifford Bridge Road,**  
**Coventry**  
**£350,000**

**UP Estates**





## FOUR-BEDROOM SEMI-DETACHED HOME | OPEN-PLAN KITCHEN DINER WITH SKYLIGHTS | GROUND FLOOR BEDROOM & SHOWER ROOM | DRIVEWAY FOR MULTIPLE VEHICLES

Situated on Clifford Bridge Road in the popular Binley area, this well-proportioned four-bedroom semi-detached home offers flexible living space in a highly convenient location. The property is ideally positioned close to University Hospital Coventry & Warwickshire, with easy access to the A46, Tesco Superstore and a range of well-regarded local schools.

The ground floor welcomes you via an entrance porch leading into a comfortable living room. To the rear, the home opens into a large open-plan kitchen diner, flooded with natural light from multiple skylights and offering excellent space for family living and entertaining. Off the kitchen is a useful utility room with additional storage, along with access to a fully tiled and insulated conservatory, providing further versatile living space overlooking the garden.

Also on the ground floor is a spacious double bedroom with plenty of built-in storage, conveniently connected to a downstairs shower room—ideal for multi-generational living, guests, or those seeking ground-floor accommodation.

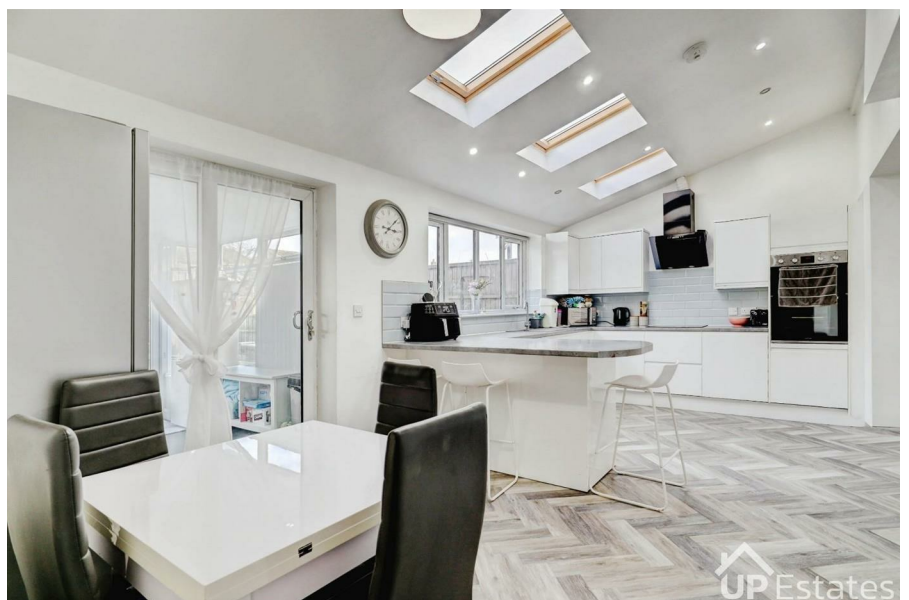
Upstairs, there are two generous double bedrooms, a well-proportioned single bedroom, and a large family bathroom completing the first floor.

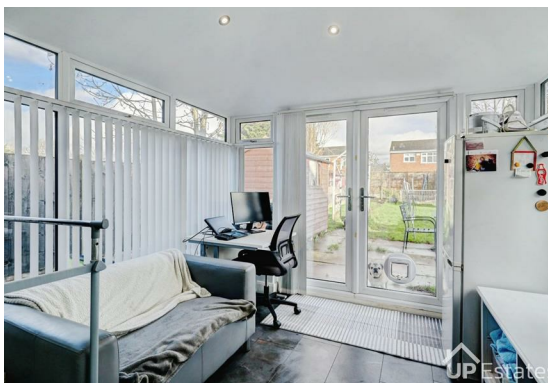
Externally, the property benefits from a large rear garden featuring a patio area and lawn, perfect for outdoor enjoyment. To the front, a paved driveway provides off-road parking for multiple vehicles.

A spacious and adaptable family home in a prime location with excellent amenities and transport links close by.

# £350,000

- FOUR-BEDROOM SEMI-DETACHED HOME
- PRIME BINLEY LOCATION
- CLOSE TO UHCW, TESCO & LOCAL SCHOOLS
- SPACIOUS OPEN-PLAN KITCHEN DINER WITH SKYLIGHTS
- UTILITY ROOM & ADDITIONAL STORAGE
- INSULATED CONSERVATORY
- GROUND FLOOR DOUBLE BEDROOM
- DOWNSTAIRS SHOWER ROOM
- LARGE REAR GARDEN WITH PATIO & LAWN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES





### 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.

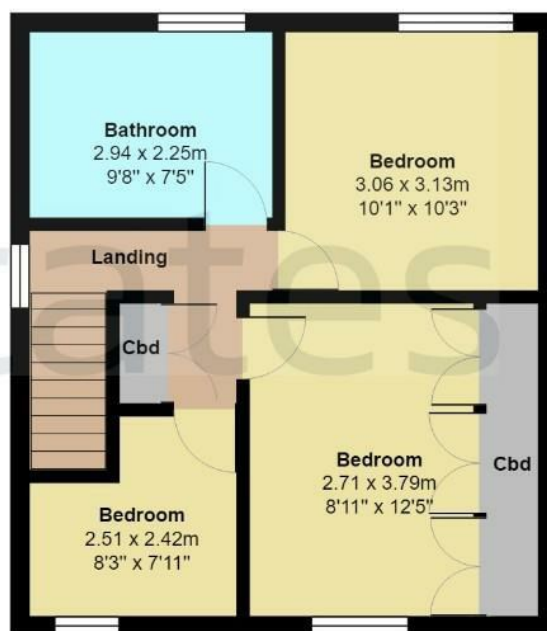






Clifford Bridge Road, Binley, Coventry





Total Area: 128.3 m<sup>2</sup> ... 1381 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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