



**2 Bedroom House - Semi-Detached**  
**located on Naseby Close, Coventry**  
**£315,000**

**UP Estates**



**\*\* Deceptively Spacious, Extended Dormer Bungalow - Two/Three Bedrooms - South/West Facing Garden - Large Garage With Power/Light - Two Shower Rooms - Sought After Location \*\*** This is an exceptional opportunity to purchase a much loved and beautifully maintained two/three bedroom dormer bungalow tucked away within Naseby Close. This property very briefly comprises of; paved frontage, porch, entrance hall, spacious living room, extended sun room, kitchen leading to the south/west facing garden with detached garage (boasting power/light), there is also a shower room, double bedroom and dining room/bedroom three with stairs ascending to the first floor. As the result of a loft conversion, bedroom one is impressively sized, benefits from ensuite shower room and eaves storage. This home has been beautifully maintained and is offered with no forward chain. Call immediately to secure a viewing!

£315,000

- HEAVILY EXTENDED, DECEPTIVELY SPACIOUS HOME
- THREE RECEPTION ROOMS
- ENSUITE & SHOWER ROOM
- LARGE GARAGE WITH POWER/LIGHT
- NO FORWARD CHAIN
- FANTASTIC LOCATION
- SOUTH WEST FACING GARDEN
- VIEWING IS ESSENTIAL!





## LOCATION

Situated on the eastern side of Coventry, Ernesford Grange is located conveniently for the A46 Coventry Eastern Bypass and connecting commuter routes.

A wide range of local amenities include the large Morrisons Superstore at Binley (6 mins by car), TGI Fridays and B&Q Superstore. Sports facilities include the Alan Higgs Centre (1 mile) plus Copsewood Grange Golf Club and Copsewood RFC.

University Hospital is around 2 miles away or 9 minutes by car. There are regular bus routes close by running to the hospital.

Ernesford Grange Academy & Ernesford Grange Primary are within easy walking distance.

## 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.





Naseby Close, Binley, Coventry





Total Area: 97.3 m<sup>2</sup> ... 1048 ft<sup>2</sup> (excluding eaves storage, large garage with power / light)

All measurements are approximate and for display purposes only

## CONTACT

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