



**3 Bedroom House - Semi-Detached**  
**located on Brandon Road, Coventry**  
**Offers Over £290,000**

The UP Estates logo, featuring a stylized blue house icon above the text 'UP Estates'.



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**Offers Over  
£290,000**

- NO FORWARD CHAIN
- BEAUTIFULLY REFURBISHED SEMI-DETACHED HOME
- OPEN PLAN KITCHEN DINER
- SPACIOUS SOUTH FACING GARDEN
- WC, UTILITY ROOM & FAMILY BATHROOM
- POPULAR BINLEY LOCATION SURROUNDED BY AMENITIES
- GARAGE & GATED PARKING
- EXTENDED SUN ROOM

**\*\* NO FORWARD CHAIN - BEAUTIFULLY REFURBISHED, CONTEMPORARY THREE-BEDROOM SEMI-DETACHED HOME – OPEN PLAN KITCHEN/DINER – CONSERVATORY – SPACIOUS SOUTH-FACING GARDEN – ENSUITE & FAMILY BATHROOM – GATED REAR PARKING \*\***

Situated on the desirable Brandon Road, this beautifully refurbished three-bedroom semi-detached home is ready to move into, benefitting from no forward chain! On the ground floor, a welcoming porch and entrance hall lead into a bright living room, which flows seamlessly into the open-plan kitchen/diner, complete with a convenient utility room. A conservatory off the kitchen overlooks the large private south-facing garden and a convenient downstairs WC. Gated rear parking offers secure vehicular access. Upstairs boasts three well-proportioned bedrooms and a contemporary family bathroom. With sleek finishes throughout, abundant natural light, and thoughtful modern touches, this property perfectly balances contemporary living with practical family accommodation. Call now to arrange your viewing!

## LOCATION

The property is located in the popular Binley area of Coventry. This ideal location is also within easy reach of The University Hospital and the motorway network. Although the M69 and M6 are only a short drive away the property sits also within close proximity to the Stoke Floods nature reserve and the ever popular Coombe Abbey Country Park. Local shops and superstores can be found at the Warwickshire Shopping Park which is down the road, plus Tesco's in Walsgrave. Buses to the hospital and the city are frequent and also easily accessible.

## 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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

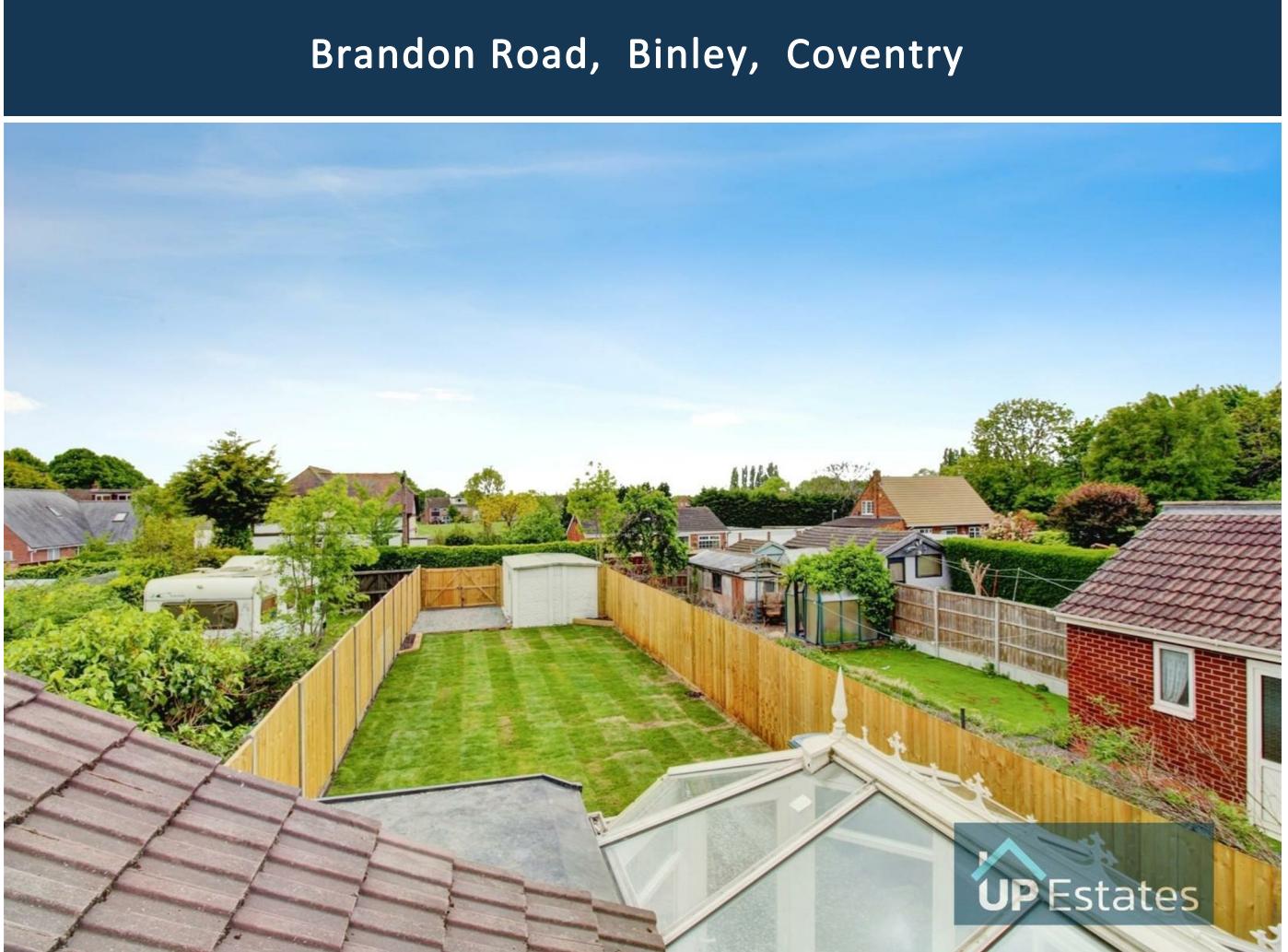


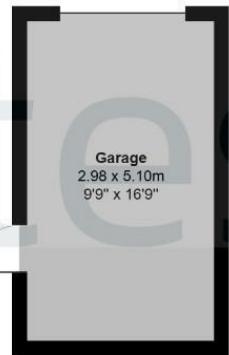
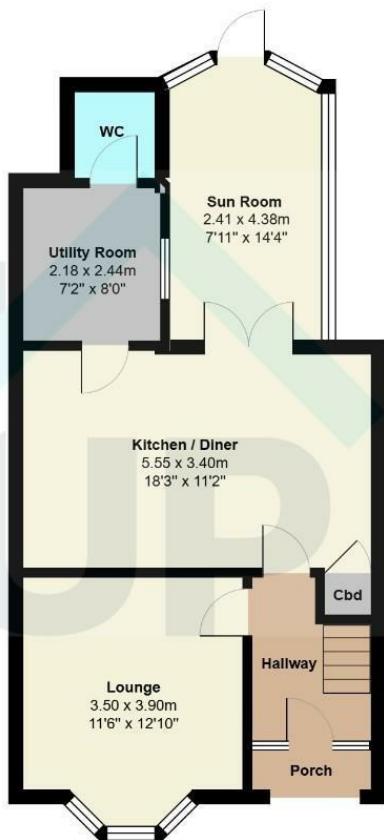
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Brandon Road, Binley, Coventry





Total Area: 97.3 m<sup>2</sup> ... 1048 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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