



**3 Bedroom House - Semi-Detached**  
**located on Willenhall Lane,**  
**Coventry**  
**£250,000**

**UP Estates**



**\*\* Extended, Deceptively Spacious Three Bedroom Semi-Detached Home - Spacious Sunny Garden & Large Garage - Fantastic Location Surrounded By Amenities \*\*** This is a fantastic opportunity to purchase a well presented, extended, three bedroom semi-detached family home on Willenhall Lane, Binley. Very briefly comprising of: block paved frontage, entrance hall, living room, dining room, kitchen, sun room and spacious garden leading to the garage all on the ground floor. On the first floor off of the landing are three well proportioned bedrooms and the family bathroom. This home is situated 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. Call now to secure a viewing!

£250,000

- EXTENDED SEMI-DETACHED FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- THREE RECEPTION ROOMS
- SPACIOUS SUNNY GARDEN
- POPULAR BINLEY LOCATION
- VIEWING IS ESSENTIAL!





### **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.





Willenhall Lane, Binley, Coventry





Total Area: 91.4 m<sup>2</sup> ... 984 ft<sup>2</sup> (excluding garage)

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](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

**UP** Estates