

3 Bedroom House - Semi-Detached
located on Gayhurst Close,
Coventry
Offers Over £270,000

UP Estates



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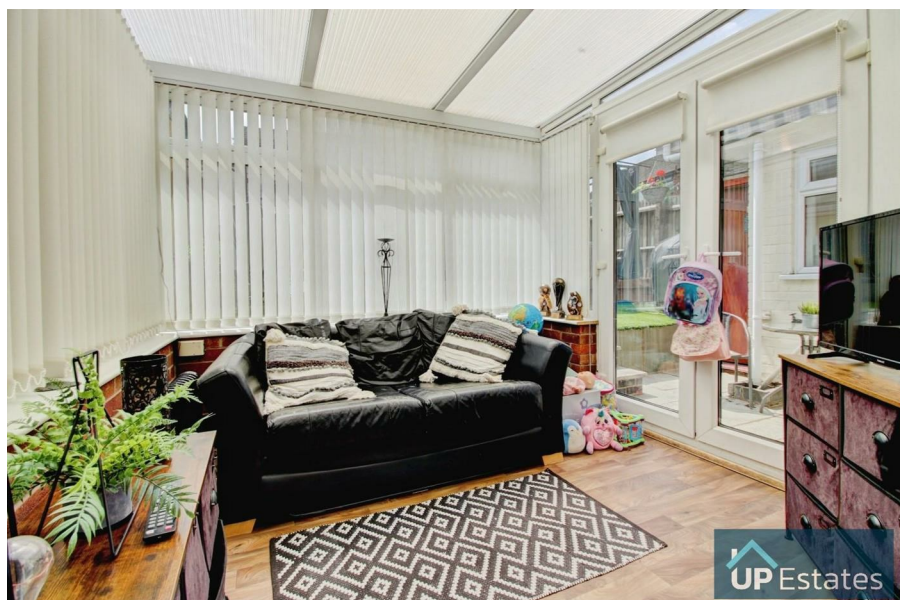
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**** EXTENDED, DECEPTIVELY SPACIOUS, THREE BEDROOM SEMI-DETACHED FAMILY HOME - GARAGE - UTILITY ROOM & FAMILY BATHROOM - LOUNGE/DINER & SUN ROOM - SOUGHT AFTER BINLEY LOCATION **** This is a fantastic opportunity to purchase an extended, three bedroom semi-detached family home tucked away in Gayhurst Close, Binley. Surrounded by a plethora of amenities on the doorstep and well regarded schooling, this family home is not an opportunity to be missed! Very briefly comprising; front garden, porch, entrance hall, lounge/diner, sun room, contemporary kitchen, utility room, outbuilding WC and private garden leading to the detached garage, all on the ground floor. On the first floor off of the landing are three well proportioned bedrooms, two with integrated wardrobe storage, followed by the family bathroom. Call now to secure viewing!

Offers Over £270,000

- EXTENDED SEMI-DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- UTILITY, OUTBUILDING WC & FAMILY BATHROOM
- BEAUTIFUL GARDEN & REAR GARAGE
- FANTASTIC LOCATION WITH GREAT AMENITIES/SCHOOLING
- MODERN & WELL PRESENTED THROUGHOUT





LOCATION

The property is perfect for a family due to its close proximity to local shops, amenities and excellent road links such as A46, M6 and M69. The property also falls into the school catchment for Ernesford Grange Primary and Ernesford Grange Community Academy, which are within easy walking distance!

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

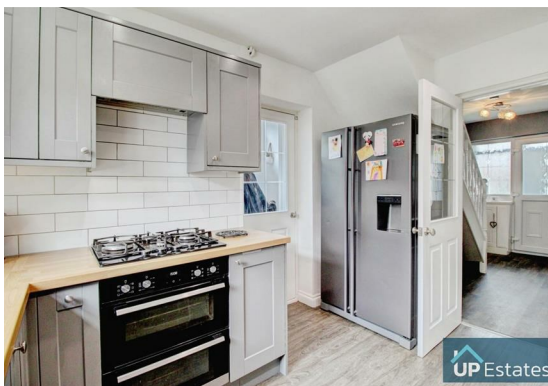




accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

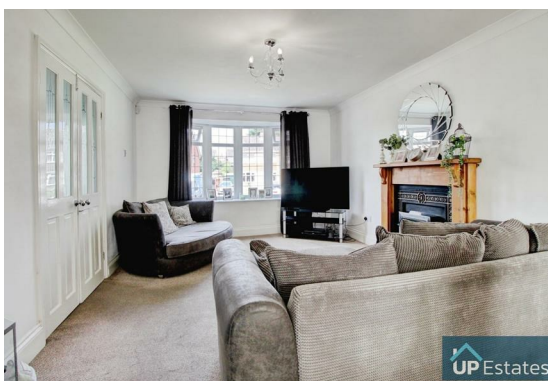


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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 contract 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.





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Gayhurst Close, Binley, Coventry



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Total Area: 102.4 m² ... 1102 ft² (excluding wc, garage)

All measurements are approximate and for display purposes only

CONTACT

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