



© Estate Culture

# Princethorpe Way, Binley, Coventry

Offers Over £299,950 Freehold

Perfectly Located 3-Bedroom Family Home – Close to University Hospital & JLR – No Upward Chain

## Description

Estate Culture is proud to present this spacious and bright three-bedroom semi-detached home, situated in the highly sought-after residential area of Binley (CV3). Offered with no upward chain, this property represents a fantastic opportunity for first-time buyers, growing families, or savvy investors looking for a high-quality addition to their portfolio.

Having been recently updated, the home feels fresh and modern throughout. From the generous off-road parking to the expansive rear garden, this property offers the perfect balance of suburban tranquility and city convenience.

## Internal Features

### Living & Dining:

A sprawling, dual-aspect lounge and dining area serves as the heart of the home. Bathed in natural light, it features a charming fireplace and large sliding patio doors that seamlessly connect the indoor living space to the rear garden.

### Kitchen:

A clean, functional, and well-maintained fitted kitchen with ample cabinetry and workspace, perfectly positioned to overlook the garden.



### Bedrooms:

To the first floor, you will find two generous double bedrooms the master featuring large floor-to-ceiling mirrored wardrobes and a well-proportioned third single bedroom, ideal for a child's room or a home office.

### Family Bathroom:

A contemporary family bathroom equipped with a full suite and shower-over-bath.

### Parking & Garage:

A large private driveway provides off-road parking for multiple vehicles, complemented by a secure separate garage.

### The Garden:

One of the standout features of this home is the extensive rear garden. Featuring a paved patio area for outdoor dining and a long, manicured lawn, it is a private oasis perfect for children, pets, and summer entertaining.

### Modern Comforts:

The property fully benefits from double glazing and gas central heating throughout.

### The Perfect Location:

Situated on Princethorpe Way, the location is second to none for convenience:

### Health & Employment:

Moments away from University Hospital Coventry & Warwickshire (Walsgrave) and major employers like Jaguar Land Rover (JLR).

## Commuter Links:

Exceptional access to the A46, A45, M6, and M69, making it an ideal hub for those commuting across the West Midlands.

Amenities: A short walk to local supermarkets, retail parks, and green spaces.

## Viewing Highly Recommended

With its Freehold status, lack of a sales chain, and "move-in ready" condition, we anticipate high interest in this property.

Don't miss out - contact Estate Culture Ltd today to arrange your priority viewing!

Council Tax Band: C (Coventry City Council)

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Accessibility measures: Wheelchair accessible

## **Tenure**

Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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