

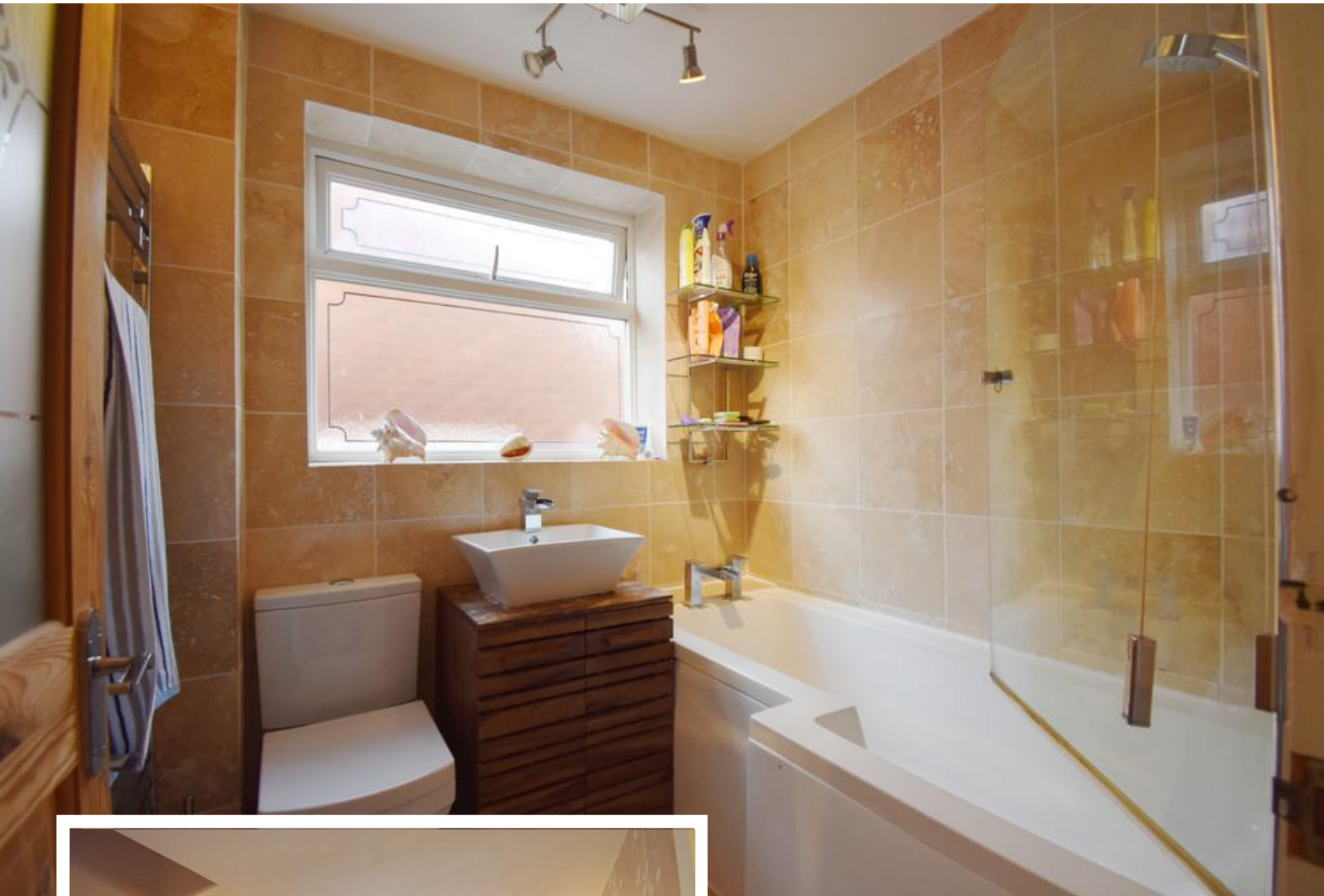


Bridgeacre Gardens
Binley
CV3 2NP

- Modern Kitchen with Spotlights & Double AGA-Style Oven
- Brand New Bathroom with L-Shaped Bath
- Four Double Bedrooms
- Bright Reception Rooms

Offers Over £300,000
EPC Rating '82'





Property Description

This spacious and well-presented four-bedroom semi-detached home is located in a popular residential area to the east of Coventry, just off Clifford Bridge Road. Ideal for growing families, the property benefits from double glazing and gas central heating, offering comfort and efficiency throughout.

On the ground floor, the home welcomes you with a bright entrance porch that leads into a generous living room, perfect for relaxing or entertaining. A separate dining room provides a dedicated space for family meals and gatherings, while the well-appointed kitchen features modern ceiling spotlights and a classic double AGA-style oven, combining style with practicality. A convenient ground floor shower room adds to the functionality of the layout.

Upstairs, the property comprises four good-sized bedrooms, offering flexible accommodation for family life, guests, or home working. The recently updated family bathroom is sleek and modern, showcasing beautiful tiling and a stylish L-shaped bath that adds a touch of luxury.





Outside, the home boasts a very large private rear garden, mainly laid to lawn and enclosed by neighbouring boundaries, making it an ideal space for children to play, for outdoor entertaining, or simply relaxing in peace. The front garden is neat and welcoming, and the grass driveway provides off-road parking for at least two cars. An integral garage offers additional storage and practicality.

Situated close to local amenities, reputable schools, and excellent transport links, this property presents a fantastic opportunity to secure a versatile and well-located family home that blends comfort, space, and modern living.



Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.



All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

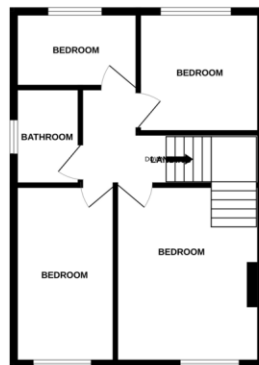


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GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan, the floorplan is for guidance only. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency. See the plan.

PORCH

Not Measured

LIVING ROOM

5.01m x 3.23m

DINING ROOM

3.19m x 2.71m

KITCHEN

3.86m x 2.26m

GROUND FLOOR SHOWERROOM

1.98m x 1.81m

BEDROOM ONE

3.6m x 2.78m

BEDROOM TWO

3.64m x 2.74m

BEDROOM THREE

2.77m x 2.75m

BEDROOM FOUR

2.77m x 2.75m

FAMILY BATHROOM

1.93m x 1.81m

INTEGRAL GARAGE

Not Measured

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	90
EU Directive 2002/91/EC		

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