



Abbey Cottages
Willenhall Lane
Binley
CV3 2EL

- Large Private Rear Garden with Access via Kitchen & Side Gate
- Buy-to-Let Potential (£1,100 PCM)
- Three Spacious Bedrooms
- Modern Fitted Kitchen with Storage
- Huge Front Garden

EPC Rating: 80





Property Description

This three-bedroom end-terraced home in the popular Binley area of Coventry offers excellent value, generous living space, and a fantastic location close to local amenities, schools, and transport links. This property offers strong rental potential, with an estimated monthly rental income of £1,100, also making it a smart buy-to-let investment.

This warm home features three decent-sized bedrooms, a large living room and modern kitchen with storage space, and a bathroom conveniently situated on the ground floor.

There is also a generously sized private rear garden – great for children, pets, summer barbecues, and more!

To find any more information about this property, or to arrange a viewing, please contact the office on 02476 263 660.



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.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

LIVING ROOM

4.67m x 4.37m max

KITCHEN

3.67m x 2.86m max

BATHROOM

2.86m x 1.83m max

LANDING

1.16m x 0.97m max

BEDROOM ONE

4.60m x 2.90m max

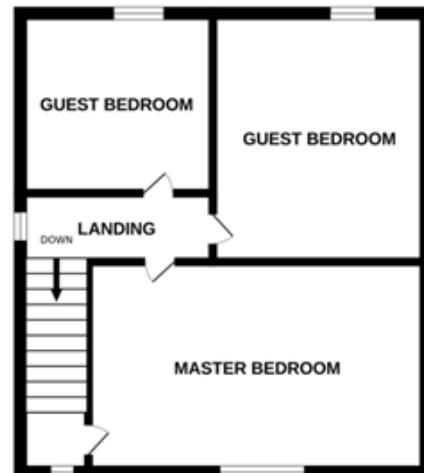
BEDROOM TWO

3.37m x 2.91m max

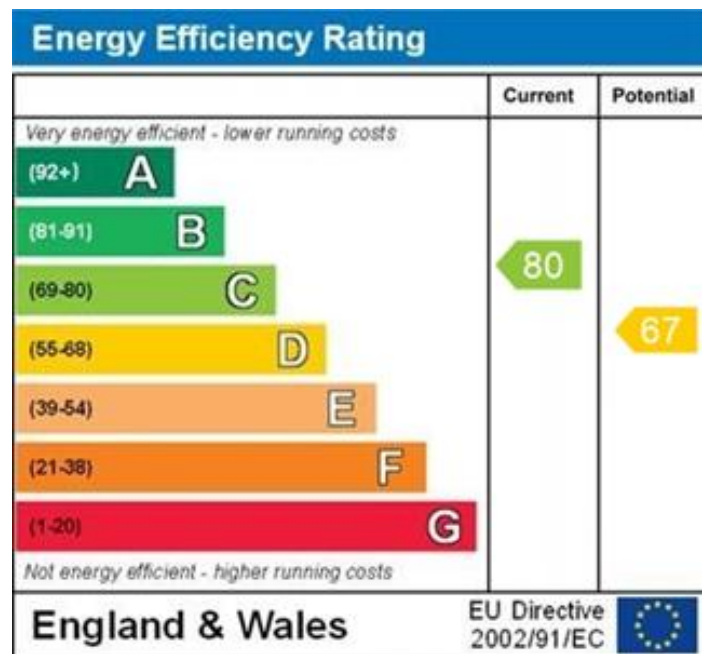
BEDROOM THREE

2.62m x 2.45m max

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.