



149 Rugby Road, Binley Woods, Coventry, CV3 2AY

Offers in Excess of £575,000



Three Bedroom Detached Dormer Bungalow
Semi Rural Sought After Location
uPVC Double Glazed & Gas Centrally Heated
Ground Floor Master Bedroom with EnSuite & Dressing Room
Spacious Lounge * Fitted Kitchen * Conservatory * Bedroom 2
Large Family Bathroom
Large Bedroom to Dormer with Bathroom
Direct Drive with Ample off Road Parking *
Large well established rear garden

Accommodation Comprising

uPVC double glazed door and glass inserts into:

Hallway

Wood effect flooring. Spotlights to ceiling. Central heating radiator. Doors to all rooms and stairs off to the first floor. Door to understairs cupboard for storage.

Bedroom 1

9'7 (2.74 M) approx. x 10'3 (3.05 M) approx. (16'10 into bay)

uPVC double glazed leaded light bay window with white wooden shutters. Wooden floor effect flooring. Central heating radiator. Further area off:

Dressing Area

8'1 (2.44 M) approx. x 6'2 (1.83 M) approx.

Wooden effect flooring. Central heating radiator. Spotlights to ceiling. uPVC double glazed door to rear. Door into:

Ensuite

7'5 (2.13 M) approx. x 6'7 (1.83 M) approx.

Wet Room being fully tiled walls and floor. Fitted shower, white WC and wall mounted wash hand basin. Chrome central heating radiator. Spotlights to ceiling. uPVC double glazed leaded light window.

Lounge

12'11 (3.66 M) approx. x 16'4 (4.88 M) approx.

Two uPVC double glazed windows. Central heating radiator. Spotlights to ceiling. Side lighting plus main light. uPVC double glazed doors to Conservatory.

Family Bathroom

9'11 (2.74 M) approx. x 6'0 (1.83 M) approx. widening to 9'0 (2.74 M) approx.

Fitted suite comprising of White Corner Jacuzzi bath with taps and shower attachment over. White pedestal wash hand basin and wc. Wooden storage cupboard housing fuseboard and meters. Central heating radiator. Further wooden cupboard housing boiler. Boiler two years old with three years still remaining on warranty, additional storage. Spotlights to ceiling. Black and white tiled flooring. Part tiled walls with full tiling around bath/shower area. uPVC double glazed opaque window.

Kitchen

13'0 (3.96 M) approx. x 8'9 (2.44 M) approx.

Fitted with ample wall and base units with wooden work



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surfaces over. Space for double oven and extractor fan over. Belfast sink. Part tiled walls. Built in fridge/freezer. Built in dishwasher. Wooden effect flooring. Opening into:

Conservatory

25'2 (7.62 M) approx. x 9'11 (2.74 M) approx.

Wooden floor effect flooring. Two central heating radiators. uPVC double glazed doors to the rear. uPVC double glazed windows and glass ceiling. Two uplighters.



Bedroom 2/Study

uPVC double glazed leaded light bay window. Wooden effect flooring. Central heating radiator. Ceiling light.



First Floor

Bedroom 3

15'10 (4.57 M) approx, x 17'9 (5.18 M) approx.

uPVC double glazed window. Two central heating radiators. Three velux windows. Door to additional storage. Door into:



Bathroom

White suite comprising of bath, pedestal wash hand basin and wc. Walk in Shower plus shower door. Velux window. Spotlights to ceiling. Wooden doors to storage.



Exterior

Gardens

Front - Direct Drive with ample off road parking for approx. five vehicles. Grass area. Gates to side of property leading to rear garden. Large Rear - Decked area with steps to lawned area. Mature trees and shrubs. Fencing half way leading to further garden. Grassed area with further trees/shrubs. Backing onto woodland to the rear. Purpose built stable with concrete base (Old and in need of repair/replacing).

Agents Notes

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers

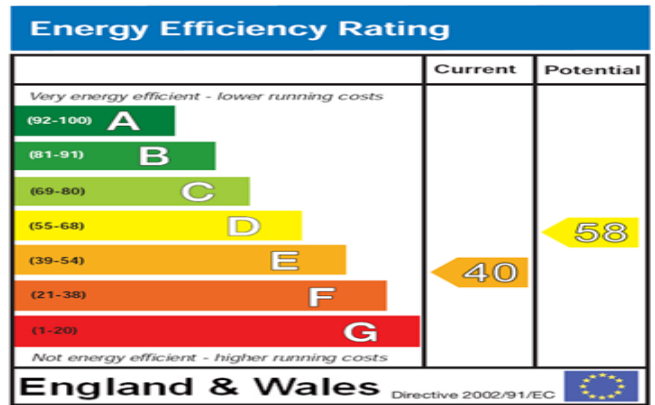
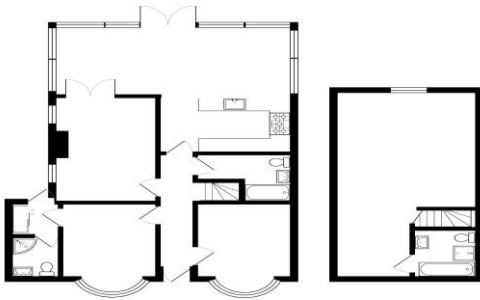
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interests to check the working condition of any appliances.
(6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure - Freehold

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.