



2 Earls Walk, Binley Woods, Coventry, CV3 2AJ

Asking Price £350,000



Much Improved Four Bedroom Mid Terrace House
Extended Re-fitted Kitchen with Snug
Large Lounge through to Dining area
Ground Floor Cloakroom with WC
Three Double Bedrooms To the First Floor
Spacious Re-fitted Family Bathroom
Loft Conversion with Master Bedroom & En-Suite
Tiled Flooring throughout the Ground Floor
Garage with Additional Storage
Gas Central Heating & UPVC Double Glazed Windows

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Entrance

UPVC Double Glazed windows and composite door to:

Dining Room

5.1m (16' 9") x 2.4m (7' 10") (Max)

Tiled Floor, Two Central heating radiators, understairs cupboard, Archway to:

Lounge

5.0m (16' 5") x 3.4m (11' 2") (max)

UPVC Double Glazed window to the front, feature fireplace, central heating radiator, tiled floor, Door to lobby and door to:

Kitchen

3.1m (10' 2") (max) x 5.9m (19' 4")

Re-fitted Kitchen with Ample wall and base units with wood block work tops over, one and a half bowl sink unit with mixer tap, electric hob and extractor fan over. Integrated Microwave oven, Double oven, Fridge/Freezer and dish washer, Dining area at breakfast bar, central heating radiator, feature fireplace, UPVC Double Glazed French Doors to the rear, Door to the garage.

Lobby

Stairs off to the first floor, door to:

Cloakroom

Low level WC, vanity sink unit.

Landing

Doors to Bedrooms One, Two and Three, Bathroom and stairs off to the second floor.

Bedroom One

3.9m (12' 10") x 3.5m (11' 6")

UPVC Double glazed window to the front, Central heating radiator, Built in cupboards.

Bedroom Two

3.4m (11' 2") x 2.6m (8' 6")

UPVC Double Glazed window to the front, Central heating radiator.



Bedroom Three

3.2m (10' 6") x 3.0m (9' 10")

UPVC Double Glazed window to the rear,
Central heating radiator.

Bathroom

2.0m (6' 7") (Max) x 2.8m (9' 2") (Max)

Re-fitted white suite, Low level WC, panelled hand wash basin, panelled bath with shower and screen over, Airing cupboard housing the boiler. UPVC Double Glazed window to the rear, heated towel rail/central heating radiator, fully tiled walls and flooring.

2nd Floor Landing

Skylight and door to:

Bedroom Four

3.1m (10' 2") (max) x 3.9m (12' 10") (max)

Three Velux windows, Two central heating radiators, storage into eaves, door to:

En-Suite

1.2m (3' 11") x 2.6m (8' 6")

Two UPVC Double Glazed windows to the rear, Low level WC, vanity sink unit, shower cubicle, heated chrome towel rail and cupboard.

Garage

3.5m (11' 6") x 2.7m (8' 10")

Good size storage with power and lighting, door to additional storage with up and over door.

Front

Slabbed Path to the front door with patio area, Mature hedge to side and front.

Rear

Slabbed patio with gates to the rear access, Wooden pergola and seating area.



AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (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 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.

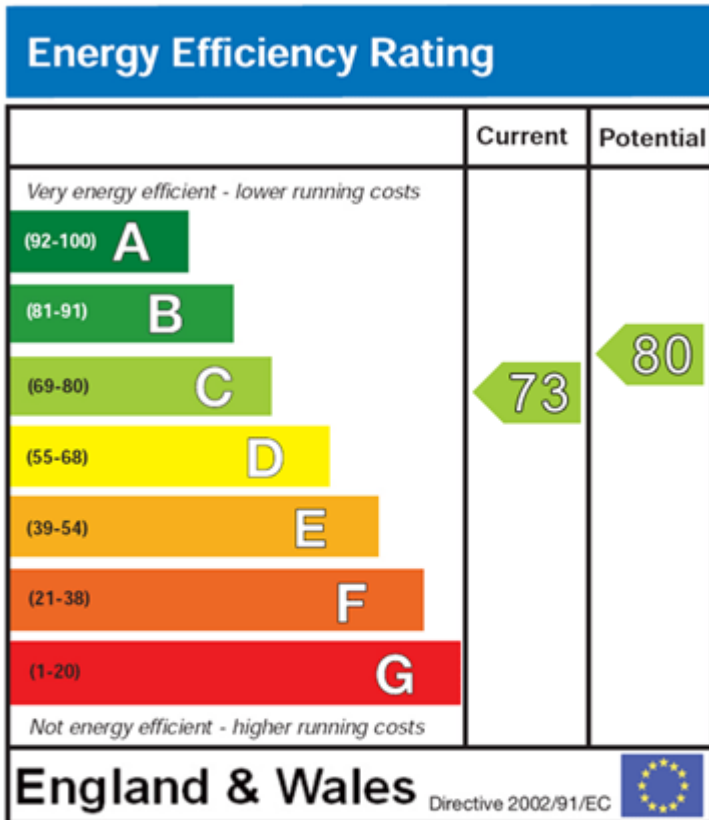
TENURE - FREEHOLD

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.



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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.

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