



74 Heather Road, Binley Woods, Coventry, CV3 2DD

Asking Price £350,000



Three Bedroom Semi-Detached House

Fitted Kitchen

Open Plan Lounge/Diner

Extended to the rear ground floor

Fitted Bathroom to the first floor

Driveway with Direct Access to Detached Garage

Popular Village Location

UPVC Double Glazing & Gas Central Heating

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

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

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Entrance

UPVC Double Glazed Door to:

Hallway

Stairs off to the First Floor, Cupboard, UPVC Double glazed window to the side, Central heating radiator, door to kitchen and:

Lounge/Dining Room

Lounge - 3.78m (12' 5") x 4.10m (13' 5") x
Dining Room - 2.69m (8' 10") x 3.54m (11' 7")

UPVC Double glazed window to the front, central heating room, UPVC Double glazed sliding patio doors to:



Extension

2.69m (8' 10") x 3.07m (10' 1")

Central heating radiator, UPVC Double glazed window to the rear, UPVC Double glazed French doors to the side which leads out onto the rear garden.



Kitchen

3.34m (10' 11") x 2.84m (9' 4")

Ample wall and base units with work tops over, space for cooker, space for two drying appliances, plumbing space for dishwasher and washing machine, central heating radiator, Cupboard space,, single drainer sink unit with mixer tap, UPVC Double glazed window to the rear and UPVC Double glazed door to the side.



Landing

All rooms off, airing cupboard housing boiler, UPVC Double glazed window to the side.

Bedroom One

4.2m (13' 9") x 3.49m (11' 5")

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

Bedroom Two

3.48m (11' 5") x 3.54m (11' 7")

UPVC Double glazed window to the rear and a central heating radiator.



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Bedroom Three

2.12m (6' 11") x 2.51m (8' 3")

UPVC Double glazed window to the front and a central heating radiator.



Bathroom

2.14m (7' 0") x 1.68m (5' 6")

White suite comprising of a panelled bath with shower and screen over, vanity sink unit with WC, additional storage, UPVC Double Glazed window to the rear and a central heating radiator.

Front

Direct access drive for two - three vehicles, laid to lawn, blocked paved to the side and to the garage.

Rear

South facing Garden with Patio area, detached Brick garage with up and over door, UPVC Double glazed window and door to the side, power and light, laid to lawn with shrub borders.



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.



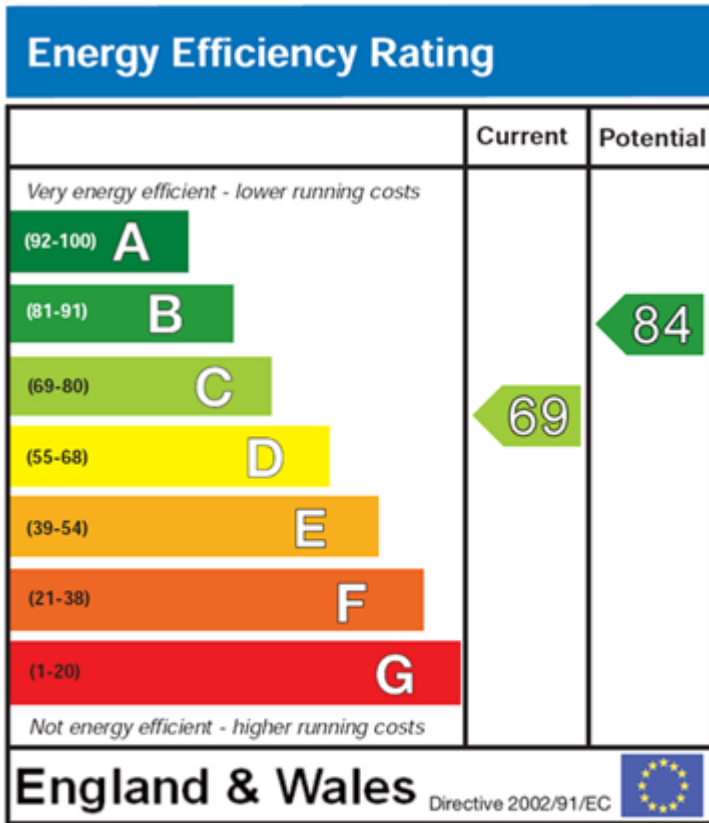
TENURE - FREEHOLD

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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