



11 Court Leet, Binley Woods, Coventry, CV3 2JQ

Asking Price £355,000



Three Bedroom Semi-Detached House
Village Location
Spacious Open Plan Lounge through Diner
Fitted Kitchen Overlooking Rear Garden
Large Garage with access to front & rear
Three Bedrooms to the First Floor
Re-fitted Shower Room
Good Size Rear Garden
Multi-purpose Outbuilding + Storage
Driveway to Front

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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

Door to :

Lobby

1.4m (4' 7") x 1.7m (5' 7")

Central heating radiator, built in storage, door to the lounge:

Lounge through Diner

7.2m (23' 7") (max) x 4.0m (13' 1")

UPVC Double glazed windows to the side and front, stairs off to the first floor, two central heating radiators & entrance to the kitchen:

Kitchen

4.0m (13' 1") x 2.9m (9' 6")

Ample wall and base units, four point gas cooker, 'Bosch' electric oven, new sink unit with spring style mixer tap, space for fridge/freezer, space for washing machine, UPVC Double glazed window overlooking rear garden, central heating radiator and a door into the garage.

Landing

All rooms off, access to the loft and a built in storage cupboard housing 'Valiant' boiler.

Bedroom One

3.1m (10' 2") x 4.0m (13' 1")

UPVC Double glazed window to the front, central heating radiator and built in wardrobes.

Bedroom Two

2.9m (9' 6") x 3.4m (11' 2") (into wardrobes)

UPVC Double glazed window to the rear, central heating radiator and built in wardrobes.

Bedroom Three

2.0m (6' 7") x 2.2m (7' 3")

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



Shower Room

2.1m (6' 11") x 1.9m (6' 3")

Re-fitted Shower room benefitting from a walk in shower cubicle with a rainfall shower and a secondary hose attachment, wall mounted vanity sink unit with storage below, low level WC, partly tiled walls, UPVC Double glazed window to the side.

Garage

4.8m (15' 9") x 5.6m (18' 4")

Large garage with an Up & Over door, light and power, pedestrian gate to the front and back leading onto the rear garden.

Multi Purpose Outbuilding

2.4m (7' 10") x 3.8m (12' 6")

Multipurpose outbuilding with power and lighting, sliding doors out onto the patio and a door leading to additional storage.

Rear

Large patio area then laid to lawn with steps leading onto another patio area with access to an outbuilding and decking area.

Front

Good size driveway with direct access to the garage and small lawn 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

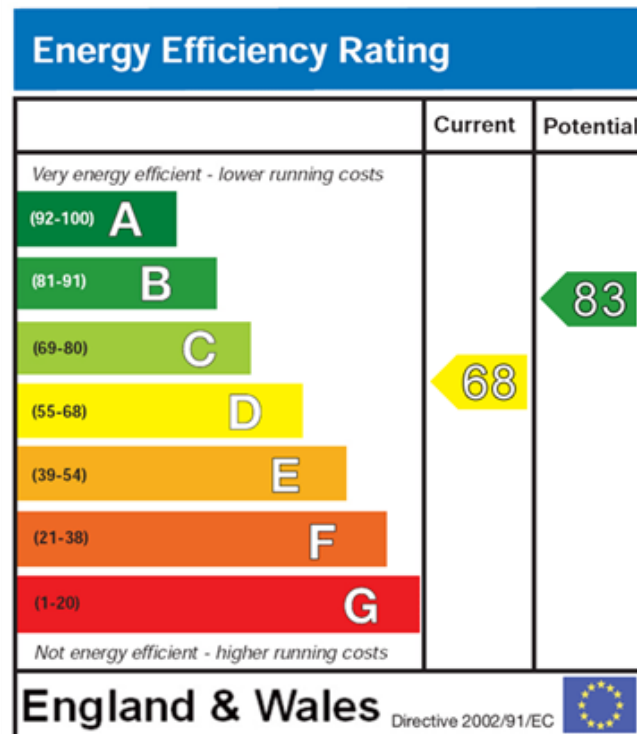
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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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.

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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.

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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.