



109 Monks Road, Binley Woods, Coventry, CV3 2BY

Asking Price £480,000



Three Bedroom Detached House
Binley Woods Village Location
Huge Landscaped Rear Garden
Fitted Kitchen with Separate Dining Room
Large Lounge
Ground Floor Shower Room
Spacious Landing
Three Double Bedrooms with Built in Wardrobes
Family Bathroom with a separate Shower & Bath
No Chain

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

Entrance

Door to:

Porch

UPVC Double glazed window to the side, door into the hallway:

Hallway

Central heating radiator, archway to the dining room, stairs off to the first floor, doors to the kitchen and lounge:

Dining Room

4.7m (15' 5") x 2.4m (7' 10")

UPVC Double glazed bay window to the front, central heating radiator, space for large dining table.

Lounge

7.4m (24' 3") x 3.5m (11' 6")

UPVC Double glazed bay window to the front, two central heating radiators, electric fire, UPVC Double glazed sliding doors onto patio.

Kitchen

3.8m (12' 6") x 3.6m (11' 10")

Ample wall and base units with work tops over, matte black sink and drainer with mixer tap, space for washing machine, integrated fridge, four ring gas hob with extractor over, integrated oven and grill, two wine racks, breakfast bar for two diners, pantry cupboard, central heating radiator, UPVC Double glazed window to the rear, tiled floor and a door to the lobby.

Lobby

Door into the garage, shower room and rear garden, space for fridge/freezer and tiled floor.

Shower Room

1.6m (5' 3") x 2.1m (6' 11") (into shower cubicle)

Low level WC, hand wash basin, shower cubicle with an electric shower, tiled floor and walls, chrome heated towel rail, UPVC Double glazed window to the rear.



Landing

Large landing with access to the loft space, doors three bedrooms and a family bathroom, UPVC Double glazed window to the side, central heating radiator and an airing cupboard.

Bedroom One

3.6m (11' 10") x 3.0m (9' 10") (into built in wardrobes)

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

Bedroom Two

3.6m (11' 10") x 2.9m (9' 6") (into built in wardrobes)

Wall length built in wardrobes, bed recess with storage over, central heating radiator and a UPVC Double glazed window to the front.

Bedroom Three

2.7m (8' 10") x 3.2m (10' 6") (into built in wardrobes)

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

Family Bathroom

1.9m (6' 3") x 3.8m (12' 6") (into shower cubicle)

Low level WC, vanity sink unit with storage below, panelled bath and a separate shower cubicle, chrome heated towel rail, tiled walls and a UPVC Double glazed window to the rear.

Garage

4.7m (15' 5") x 2.6m (8' 6")

Direct access from the driveway with an up & over electric door, wall mounted combi boiler, power and lighting.



Rear

An expansive private rear garden which benefits from: two patio areas, a slabbed pathway leading down the garden, mostly laid to lawn, pedestrian side access, wooden fence to both sides and rear, mature shrubs and flower beds throughout, timber shed and an additional storage cupboard followed by an outdoor WC.

Front

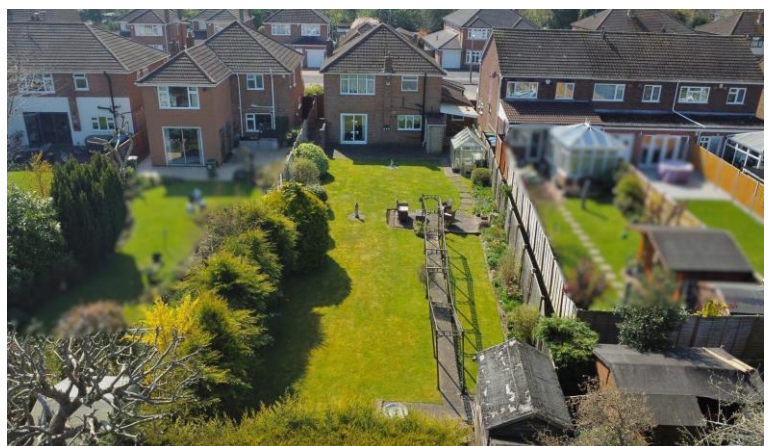
Driveway with ample parking and direct access to the garage, wooden fence to one side and a brick wall to the other alongside a flowerbed then mostly laid to lawn.

AGENTS NOTES

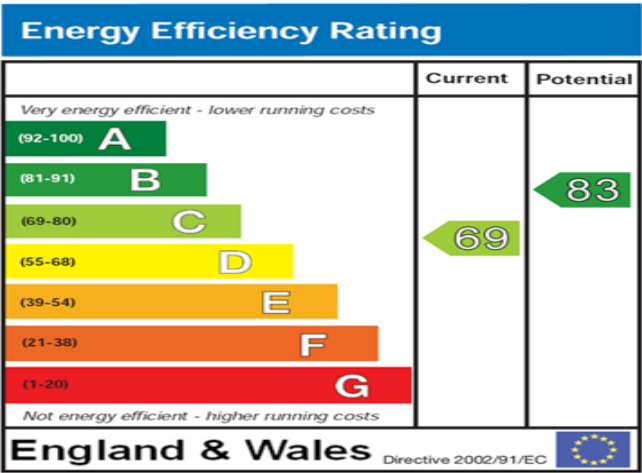
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for 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.



109 Monks Road, Binley Woods, Coventry, CV3 2BY



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.