



99 Binley Road, Coventry, CV3 1HX

Asking Price £435,000



**Three Bedroom Edwardian Character Property
Fully Re-Furnished with Original Period Features**

Spacious Lounge

Ground Floor Cloakroom with WC

Open Plan Kitchen Diner with Snug

Three Double Bedrooms

First Floor Re-Fitted Shower Room

Large Rear Garden with Entertainment Space

Two Garages with an Additional Two Parking Spaces to the Rear

Well Presented Frontage

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

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Entrance

Door to:

Porch

2.1m (6' 11") x 1.7m (5' 7")

Double Glazed windows to the front and side, re-tiled flooring, door to the Hallway:

Hallway

1.8m (5' 11") x 5.3m (17' 5")

Original tiled floor, Original stained window to the side, understairs storage, stairs off to the first floor, doors to the lounge, kitchen & snug.

Lounge

4.4m (14' 5") x 5.0m (16' 5") (into bay window)

Original wood flooring, fireplace with log burner, two central heating radiators, Double glazed bay window to the front.

Cloakroom

1.8m (5' 11") x 1.5m (4' 11")

Low level WC, hand wash basin with storage below, space for washing machine, work top space, wall mounted 'Baxi' Combi boiler, double glazed window to the side.

Open Plan Kitchen Diner

5.8m (19' 0") x (extending to) 6.3m (20' 8")

Ample wall and base units with work tops over, Double sink unit with mixer tap, integrated dish washer, integrated oven & grill with an induction hob over & extractor, space for large dining table, log burner, central heating radiator, two large sets of Bifold doors leading onto patio, Double glazed window to the side, flows round to the snug:

Snug

4.2m (13' 9") x 3.3m (10' 10")

Central heating radiator, fireplace and a door leading to the hallway.



Landing

Open landing with doors off to all rooms:

Bedroom One

4.4m (14' 5") x 5.0m (16' 5") (into bay window)

Central heating radiator, Double glazed bay window to the front.

Bedroom Two

4.3m (14' 1") x 3.3m (10' 10")

Central heating radiator, Double glazed window to the rear.

Bedroom Three

2.9m (9' 6") x 3.8m (12' 6")

Central heating radiator, Double glazed window to the side.

Bathroom

2.2m (7' 3") x 1.9m (6' 3")

Low level WC, hand wash basin, shower cubicle with rainfall shower and secondary hose attachment, tiled floor and mostly tiled walls, Double glazed window to the front, access to the loft.

Rear

Patio area with a slabbed pathway leading down the garden, well presented mature plants throughout the garden including a Magnolia tree and being mostly laid to lawn. Further along the garden you have a firepit with built in seating, a BBQ hut, a large entertainment space with built in seating, access to a shed and two large garages. Behind the garages there is space for approximately two vehicles with direct access into the garage.

Garage One

4.0m (13' 1") x 6.0m (19' 8")

Electric shutter up & over door, underground vehicle pit, direct vehicle access from the rear and pedestrian access from the rear garden.



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Garage Two

7.9m (25' 11") x 2.9m (9' 6")

Direct Vehicle access to the garage via Double Doors and pedestrian access from the rear garden.

Front

Pedestrian gate leading to the front where it is mostly laid to lawn with well presented flower beds, a pathway leading to the porch and pedestrian side access where the bins can be stored.



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.



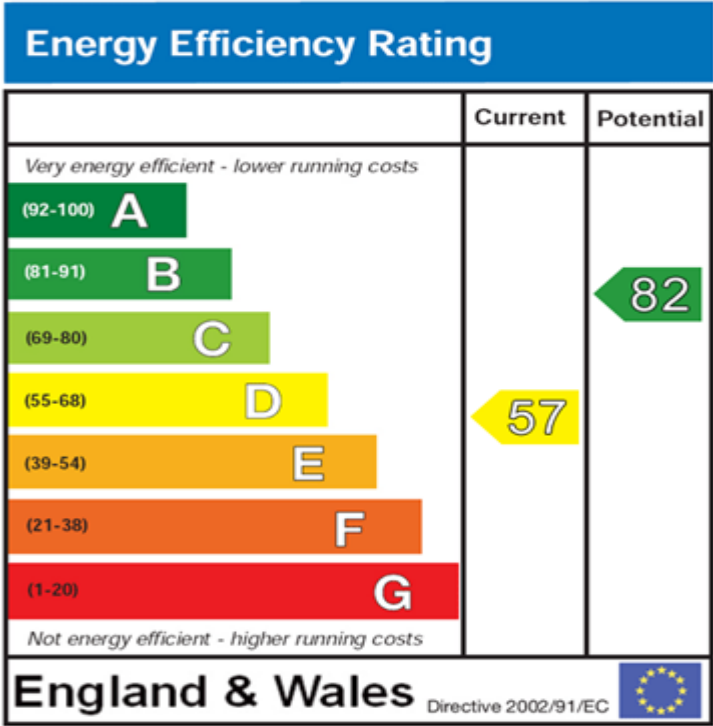
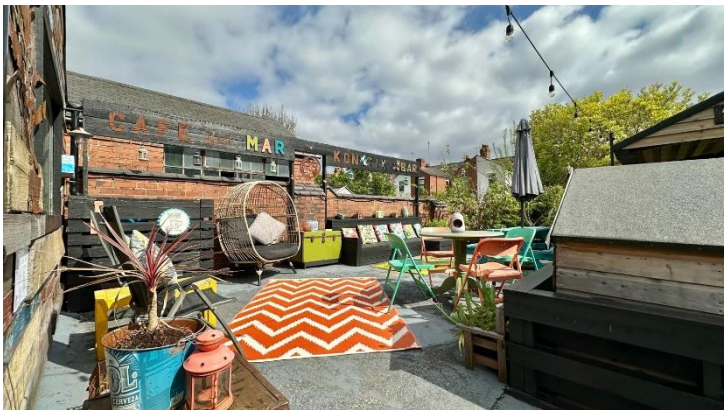
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Approx 1463 sq ft

Please note: The square footage is approx.. and has not been measured by the agents, Prospective buyers are to confirm their own sizes.



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.

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