



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

Asking Price £350,000



Three Bedroom Semi-detached Bungalow
Spacious Lounge
Fitted Kitchen
Shower Room & En-suite WC
uPVC double Glazed & Gas centrally heated
Study
Conservatory
Gardens to front and rear
Paved Driveway with off road parking
Direct access Garage
NO CHAIN

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

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Hardwood part double glazed bevelled glass door into;

Hall

Spacious Hallway, Oak effect laminate flooring. Two central heating radiators. Built in cupboard. Stairs off to Bedroom 3.

Lounge

4.7m (15' 5") approx. x 3.6m (11' 10") approx. uPVC double glazed bay window to the front. Feature marble fireplace with coal effect Gas Fire. central heating radiator.



Dining Room/ Bedroom Two

3.96m (12' 12") approx. 2.44m (8' 0") approx. uPVC double glazed bay window, with display shelf. Further uPVC double glazed window to the side.

Kitchen

3.9m (12' 10") approx. x 2.56m (8' 5") approx. Fitted with ample wall and base units with work surfaces over. One and a half bowl stainless steel sink with mixer tap. integrated dishwasher. fully tiled walls. built in electric oven, gas hob with extractor fan over. uPVC double glazed window to the side. Tiled Floor. uPVC double glazed window and door to the side.



Shower Room

3.6m (11' 10") approx. x 1.8m (5' 11") approx. uPVC double glazed window to the side. Good size shower cubicle with shower. vanity unit and wc. bidet. airing cupboard housing boiler. fully tiled walls.

Bedroom One

4.43m (14' 6") approx. x 3.5m (11' 6") approx. uPVC double glazed patio door to conservatory. Central heating radiator.



Study

3.1m (10' 2") approx. x 2.67m (8' 9") approx. Central heating radiator. uPVC double glazed patio doors to conservatory.

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Conservatory

5.0m (16' 5") approx. x 3.07m (10' 1") approx.
uPVC double glazed and brick Conservatory.
French doors to rear garden. Tiled floor. Central
heating radiator. Two wall lights.



First Floor

Door to Bedroom three and door to loft storage
area into eaves.

Bedroom Three

3.5m (11' 6") approx. x 3.8m (12' 6") approx.
Two Velux windows. Central heating radiator.
Door to;

En-Suite WC

White suite Wc, Pedestal wash hand basin. Tiled
walls. Velux window.

Exterior

To the Front - Concreteprint paved driveway. laid
to lawn to front with mature shrubs and bushes.
Direct access Garage. To the Rear - Laid to
lawn. fencing. Two sheds. Mature plants and
shrubs. Paved patio



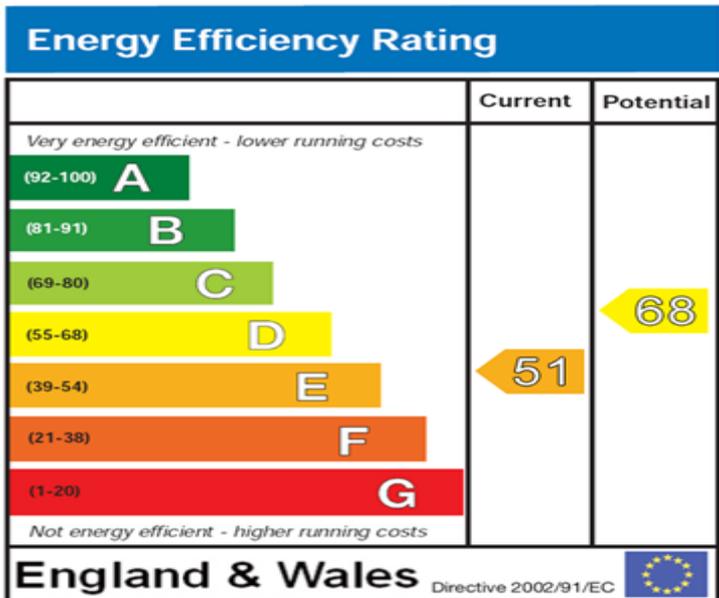
Agents Notes

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. 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.

Tenure

We understand the property is Freehold but Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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.

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.