



41 Brookvale Avenue

Binley, Coventry, CV3 2DG

Guide price £415,000

2 GREAT RECEPTION ROOMS + OPEN PLAN KITCHEN SNUG



Description
Nestled in a quiet cul-de-sac provides a tranquil escape from the city's hustle and bustle. This character property exudes warmth and comfort. Boasting 2 reception rooms and 3 double bedrooms spread across 1,200 sq ft, this post-war gem offers ample space for a growing family or those who love to entertain. One of the standout features of this property is the 2 bathrooms, ensuring convenience and privacy for all residents. With off road parking available, you'll never have to worry about finding a spot after a long day. Situated just 5 minutes away from UHCW, this home is perfect for healthcare professionals looking for a peaceful retreat close to work. The bus and cycle routes into Coventry City Centre make commuting a breeze. For nature enthusiasts, the proximity to Coombe Abbey Country Park offers endless opportunities for outdoor adventures and relaxation. With all local amenities within reach, this property truly combines the best of both worlds - convenience and tranquillity. Don't miss out on the chance to make this charming property your new home in Coventry!

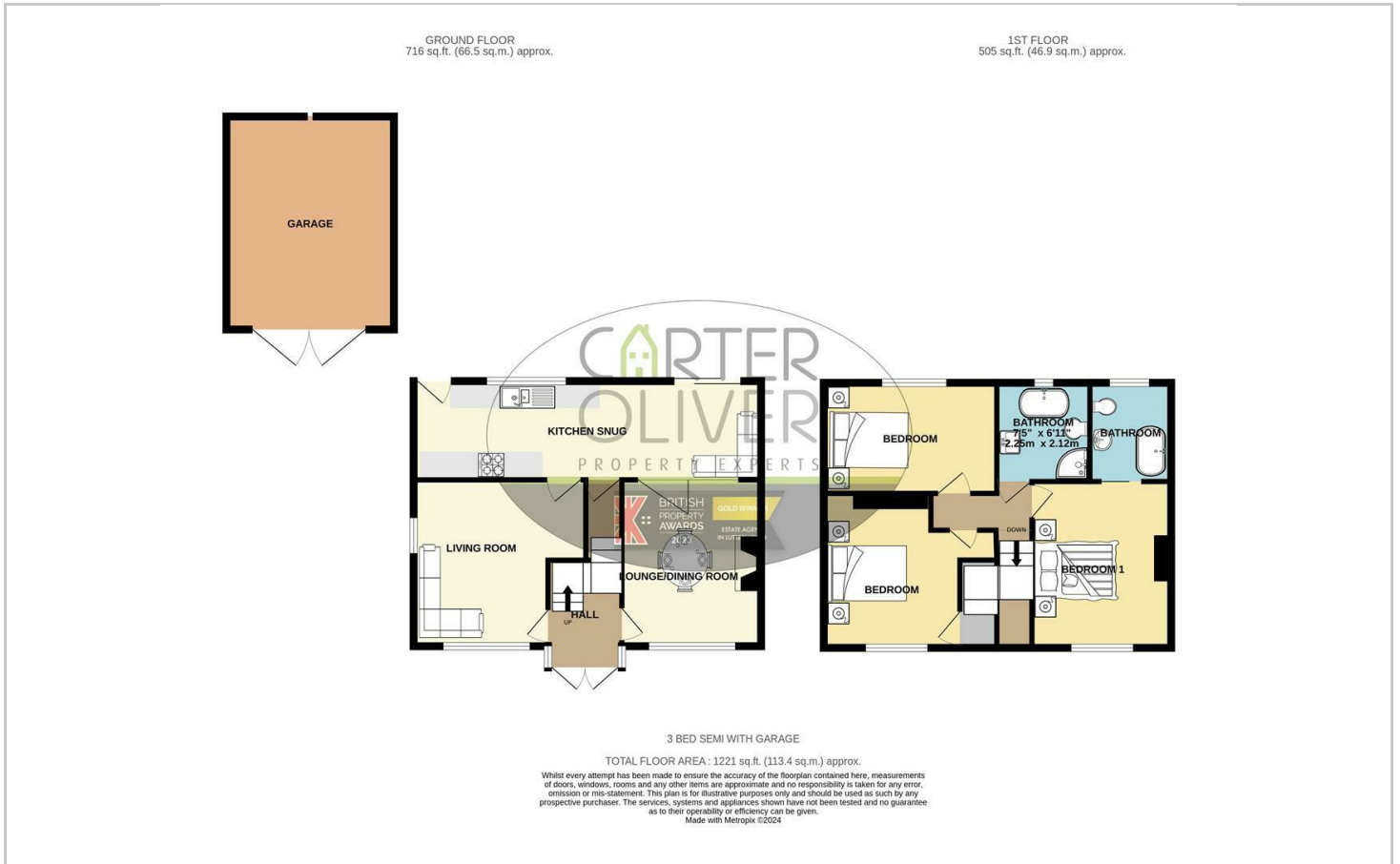
- CLOSE TO UHCW & BINLEY BUSINESS & INDUSTRIAL PARKS
- SEMI DETACHED / 3 DOUBLE BEDROOMS
- FAMILY BATHROOM WITH BATH AND SHOWER CUBICLE
- LARGE REAR GARDEN WITH CABIN BAR AND PATIO
- FREEHOLD / COUNCIL TAX BAND - C / EPC - E
- CYCLE ROUTE AND BUS ROUTE TO RAIL STATION, CITY CENTRE & UHCW
- PRINCIPAL BEDROOM WITH ENSUITE BATHROOM
- 2 RECEPTIONS + LARGE OPEN PLAN KITCHEN SNUG
- GARAGE & OFF ROAD DRIVEWAY PARKING



MATURE REAR GARDEN WITH GREAT ENTERTAINING SPACE AND CABIN BAR



Floor Plan



Area Map



Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

