



yourdreampad



## 3 Rowan Close Binley Woods, Coventry, CV3 2JX

An ideally located modern style semi-detached property, offered with immediate vacant possession and in need of modernisation and full redecoration. Having both gas heating and double glazing, the property features a generous sized coloured, block paved driveway creating excellent off-road parking together with a single garage. There are front, side and rear gardens, the latter with paved seating areas and a number of established bushes and shrubs, offering potential and scope to extend to both the side and rear (subject to permission) Briefly comprising of a small hall, lounge, dining room, kitchen, three very good-sized bedrooms and a spacious bathroom. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

Binley Woods is a highly sought after village, on the eastern edge of the city, between both Coventry and Rugby, close to open countryside, ideally placed for excellent road links and is well served by a selection of amenities including regular bus services and highly regarded schools.

Price guide £275,000

# 3 Rowan Close

Binley Woods, Coventry, CV3 2JX



- WELL PROPORTIONED SEMI-DETACHED
- GAS HEATING, DOUBLE GLAZING
- SEVERAL DAILY AMENITIES NEARBY
- MUCH SOUGHT AFTER CUL-DE-SAC
- IN NEED OF REFURBISHMENT
- IDEAL OPPORTUNITY TO PERSONALISE
- AVAILABLE WITH NO CHAIN
- PARKING FOR SEVERAL VEHICLES

## ON THE GROUND FLOOR

### Hall

3'10" x 3'4" (1.19m x 1.04m)

### Lounge

14'0" x 11'6" (4.29m x 3.53m)

### Dining Room

11'6" x 9'2" (3.53m x 2.80m)

### Kitchen

9'10" x 7'10" (3.01m x 2.40m)

## ON THE FIRST FLOOR

### Bedroom No.1

11'9" x 10'1" (3.59m x 3.09m)

### Bedroom No.2

11'9" x 8'1" min (3.59m x 2.47m min)

### Bedroom No.3

9'6" x 8'5" (2.92m x 2.57m)

### Spacious Bathroom

9'6" x 8'5" (2.92m x 2.59m)

## OUTSIDE

### Garage

16'11" x 9'0" (5.17m x 2.76m)



[Directions](#)



**yourdreampad**  
Quality. This time, next time, every time.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metroplex ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	