



## Sir Winston Churchill Place, Binley Woods, Coventry, CV3 2BT

Offers Over £290,000

3 1

Three-bedroom semi-detached home | Located in a quiet cul-de-sac in Binley Woods | Spacious open-plan kitchen/diner | Bright and airy living room | Ground floor versatile room/bedroom three | Two generous double bedrooms upstairs | Modern family bathroom | Downstairs WC and utility hall | Large garden | Excellent road and rail links | Close to schools, parks, and amenities

### Floor Area

904 sq. ft.

### Tenure

Not given

### Service Charge


£ per annum

### Ground Rent

£ per annum

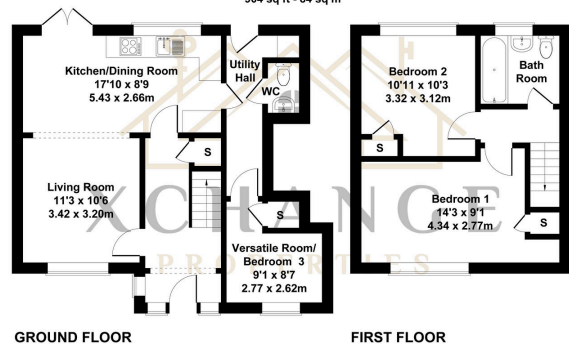
- Three well-sized bedrooms including a flexible ground floor room
- Spacious living room ideal for entertaining
- Stylish family bathroom on the first floor
- Great transport links via A46, M6, M69, and Coventry train station
- EPC - C
- Bright open-plan kitchen/diner with garden access
- Downstairs WC and separate utility hall for added convenience
- Quiet cul-de-sac location in sought-after Binley Woods
- Close to local schools, parks, and shopping amenities
- Council Tax Band - C | Rugby Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Gross Internal Area  
904 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2025  
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