



## 20 Foxwood Drive, Binley Woods, Coventry, CV3 2SP

Loveitts are pleased to present a detached 6 bedroom family home in a delightful setting located in the sought after area of Binley Woods, Coventry. The property briefly comprises of entrance hallway leading you to a spacious open plan kitchen/living space with patio doors. The kitchen is beautifully modern with all appliances included and a utility with downstairs toilet to the side. On the first floor are 3 double bedrooms one of which is en-suite, one spacious office/small bedroom and a family bathroom with separate bath and shower cubicle. To the second floor are two spacious bedrooms, small dressing area and a second en-suite bathroom.

The property benefits from a driveway for up to two cars, rear garden including a large workshop, small garage storage to the front and a park on the estate that's perfect for children.

\*\*Available Now - Deposit £2,595\*\*

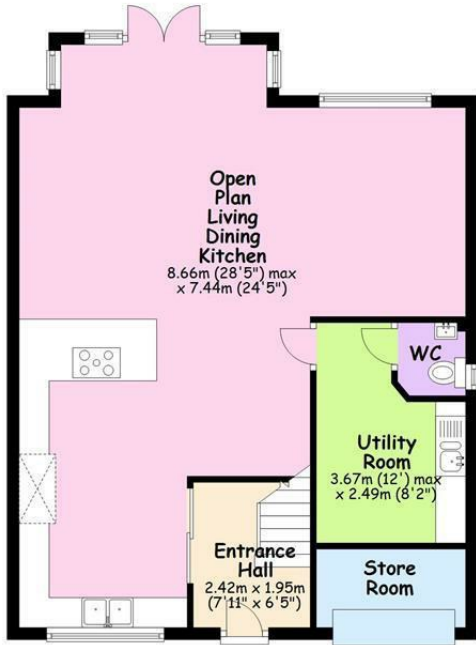
\*Council Tax Band F - Minimum Tenancy 6 Months\*

**£2,250 Per Calendar Month**

- Popular Binley Woods Location
- 6 Bedrooms
- Driveway
- 3 Bathrooms
- Available Now
- Large Workshop
- Viewing Required
- Modern Property
- Pets Accepted

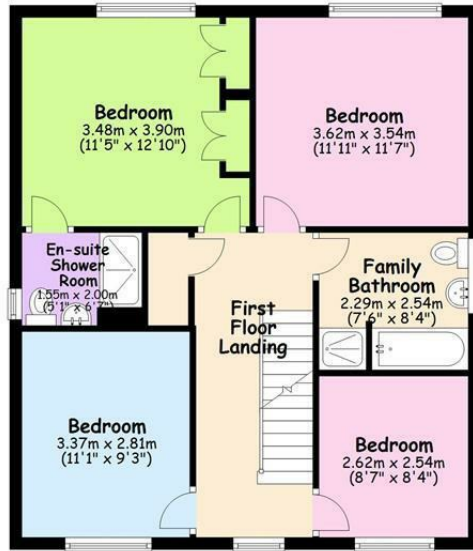
### Ground Floor

Approx. 68.0 sq. metres (732.0 sq. feet)



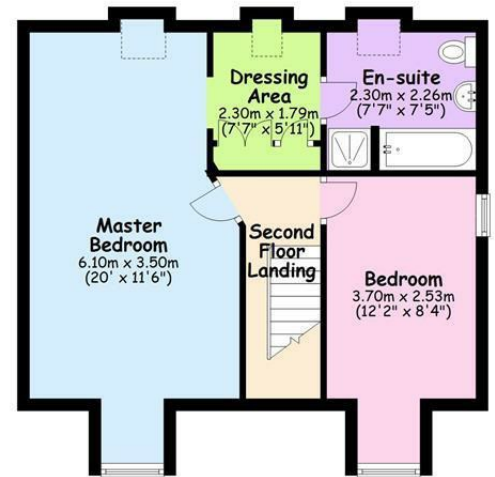
### First Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



### Second Floor

Approx. 47.6 sq. metres (511.9 sq. feet)



Total area: approx. 176.9 sq. metres (1903.7 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**SCAN HERE TO REGISTER YOUR INTEREST**



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