



Coombe Park Road, Binley, Coventry, CV3 2PD

Property Description

A fantastic opportunity to acquire this generous three bedroom detached property positioned within walking distance to Coventry University Hospital. The property is perfect for a family due to its close proximity to supermarkets, road links such as the A46, M6 and M69, amenities and multiple schools. The property is also offered for sale with no onward chain.

The ground floor accommodation comprises entrance hallway with dog-legged stairs rising to the first floor, fitted kitchen, spacious 19ft lounge leading to a separate dining room with sliding patio doors opening to the rear garden, and ground floor W.C. to the first floor are two considerable double bedrooms, a single bedroom, family bathroom with bath and over shower and a separate W.C.

Externally the property boasts driveway, garage and front garden with side access leading to the extended and larger than average rear garden.

The property also benefits from gas central heating throughout and has the potential of creating two additional spacious bedrooms, thus, bringing the total number of bedrooms to five. (subject to planning permission STPP or building regulations).





Key Features

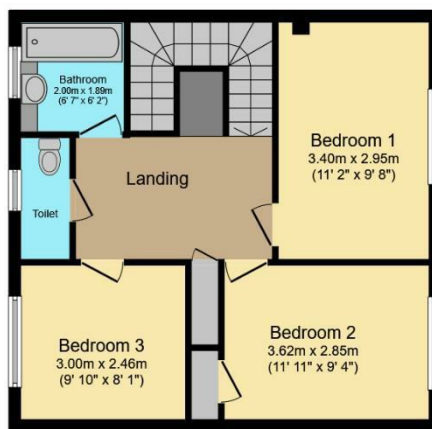
- Detached Family Home
- Walking Distance to Coventry University Hospital
- Three Generous Bedrooms
- Extended at Rear Incorporating Separate Dining Room
- 19ft Lounge
- Potential for two additional bedrooms (STPP or building regulations)
- Ground Floor W.C
- Family Bathroom
- No Onward Chain
- EPC - C

**Offers Over
£300,000**





Ground Floor
Floor area 73.7 m² (793 sq.ft.)



First Floor
Floor area 53.7 m² (578 sq.ft.)

TOTAL: 127.4 m² (1,371 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority
Coventry

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Loveitts Coventry (Sales) office on 02476 258421