



Connells

Bredon Avenue
Binley Coventry



Property Description

Situated in the popular residential area of Binley this mid terrace family home benefits from a driveway to the front providing off road parking for two vehicles, and must be viewed to internally to appreciate the accommodation on offer. Briefly comprises: lounge with stairs to first floor, fitted kitchen, three first floor bedrooms, family bathroom and loft room.

Approach

Front door.

Entrance Hall

Laminate flooring and through to;

Lounge

13' 10" including window x 13' 10" max (4.83m including window x 4.22m max)
Double glazed window to the front elevation, radiator and open plan stairs rising to first floor.

Fitted Kitchen

13' 10" max x 8' 4" excluding window (4.22m max x 2.54m excluding window)
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Electric oven and electric hob with cookerhood over, plumbing for washing machine, space for domestic appliance, radiator, 2 double glazed windows to the rear elevation and double glazed door leading to the rear garden

First Floor Landing

Doors to:

Bedroom One

12' 6" excluding window x 7' 11" max (3.81m excluding window x 2.41m max)
Double glazed window to the front elevation and radiator.

Bedroom Two

11' 5" excluding window x 8' 1" max (3.48m excluding window x 2.46m max)
Double glazed window to the rear elevation and radiator.

Bedroom Three

9' 7" excluding window x 6' (2.92m excluding window x 1.83m)
Double glazed window to the front elevation and radiator.

Fitted Bathroom

5' 9" excluding window x 5' 3" max (1.75m excluding window x 1.60m max)
Tiled, comprising bath with shower over, wash hand basin, toilet, laminate flooring and double glazed window to the rear elevation.

Outside

Office/ Playroom

Converted garage with door to hallway.

Front Of Property

Driveway providing off road parking.

Rear Garden

Patio area beyond being laid to lawn with garden shed.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/COV319912

Tenure: Freehold



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