

for sale

£350,000 Freehold



Woodlands Road Binley Woods Coventry CV3 2DA

Offered with no UPWARD CHAIN we are pleased to offer this stunning three bedroom semi detached family home situated in the popular residential area of Binley Woods. The property benefits from a large driveway for 3 cars as well as a garage. Modern throughout with a loft room, must be viewed.

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Property Details

Approach

Double glazed door leading to:

Entrance Hallway

through to lounge and kitchen:

Lounge 14' 6" x 12' 6" (4.42m x 3.81m)

Double glazed window to front and a radiator.

Kitchen 18' 5" narrowing to x 8' 11" (5.61m narrowing to x 2.72m)

Double glazed window to rear, underfloor heating, fitted hob and oven with extractor fan.

Utility Irregular Shaped Room 11' 10" x 5' 8" (3.61m x 1.73m)

Stainless steel sink drainer unit with work surface, plumbing for washing machine and door through to:

Cloakroom

Wash hand basin and low level wc.

First Floor Landing

Space saver stairs to loft area and doors to:

Bedroom 1 13' 6" narrowing to x 12' 1" (4.11m narrowing to x 3.68m)

Double glazed window to front, radiator and a fitted wardrobe.

Bedroom 2 10' 5" narrowing to x 9' 2" (3.17m narrowing to x 2.79m)

Double glazed window to rear and a radiator.

Bedroom 3 8' 4" narrowing to x 6' 1" (2.54m narrowing to x 1.85m)

Double glazed window to front and a radiator.

Loft Space

Velux window to the rear aspect.

Bathroom

Being part tiled and comprising of a bath with shower over, low level wc, wash hand basin, under floor heating and double glazed window to the rear aspect.

Outside

Rear Garden

Being paved and being beyond laid to lawn.

Front Garden

Driveway providing off road parking for multiple vehicles and lawned foregarden.

To view this property please contact Connells on

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38 New Union Street
COVENTRY CV1 2HN

Tenure: Freehold

EPC Rating: E

Property Ref: COV320701 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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