



**Connells**

Bulwick Close  
Binley Coventry



## Property Description

This well presented detached family home is situated in a quiet cul-de-sac on the Morrison's Estate, being close to local amenities, Walsgrave Hospital and motorway links. The accommodation briefly comprises: ground floor guest w/c, lounge, office, fitted kitchen/diner with feature granite breakfast island and a utility room. To the first floor there are four bedrooms, (bedroom one bedroom & two with en-suites) and a family bathroom. Externally there are front & rear gardens and off road parking for several vehicles.

### Approach

Front door.

### Entrance Hall

Stairs rising to first floor and doors to;

### Guest W/C

Comprising a low level wc, wash hand basin with tiled splashback and double glazed window to the front elevation.

### Lounge

14' 9" x 10' 11" ( 4.50m x 3.33m )  
Double glazed window to the front elevation, radiator, television point, feature fireplace surround with gas fire.

### Office

17' 4" x 7' 4" ( 5.28m x 2.24m )  
Double glazed window to the front elevation, radiator, laminate flooring.

### Fitted Kitchen/Diner

19' 8" x 18' 1" plus recess ( 5.99m x 5.51m plus recess )

Range of wall and base mounted units incorporating an inset single drainer sink unit with granite work surfaces and tiled splashbacks over. Integrated electric double oven and gas hob with cookerhood over, granite breakfast island, space for domestic appliance, underflooring heating, two double glazed velux windows and bi fold doors.

### Utility Room

8' 8" x 5' ( 2.64m x 1.52m )

Comprising, single drainer sink unit with granite work surfaces, plumbing for washing machine, radiator and double glazed door to the rear elevation.

## First Floor Landing

Built-in airing cupboard and doors to;

### Bedroom One

11' 2" x 10' 4" ( 3.40m x 3.15m )  
Double glazed window to the rear elevation,  
built-in wardrobes and radiator.

### En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, heated towel rail, extractor fan and double glazed window to the side elevation.

### Bedroom Two

11' 2" x 9' 6" ( 3.40m x 2.90m )  
Double glazed window to the rear elevation,  
built-in wardrobes and radiator

### En-Suite

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet and double glazed window to the side elevation.

### Bedroom Three

17' 7" x 7' 5" ( 5.36m x 2.26m )  
Double glazed window to the front elevation,  
built-in wardrobes and radiator.

### Bedroom Four

8' 5" x 6' 7" ( 2.57m x 2.01m )  
Double glazed window to the front elevation  
and radiator.

### Fitted Bathroom

Tiled, comprising, bath with mixer taps, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

## Outside

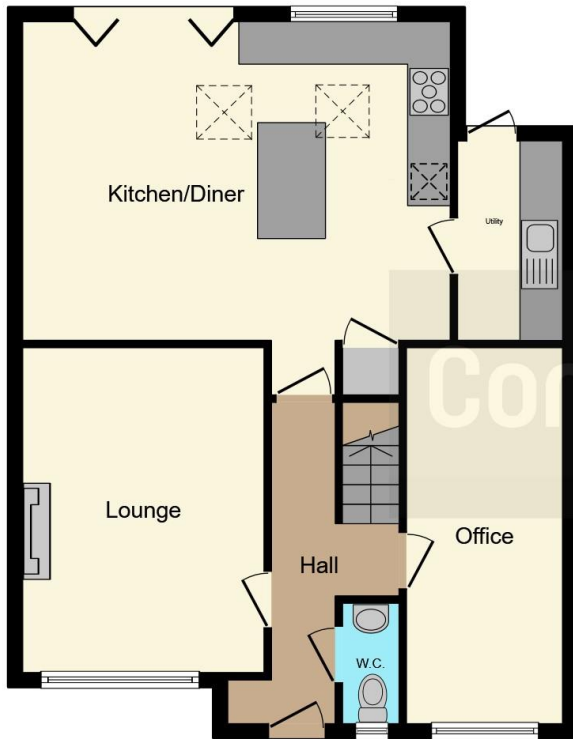
### Front Of Property

Driveway providing off road parking for several vehicles and gated side access to rear garden.

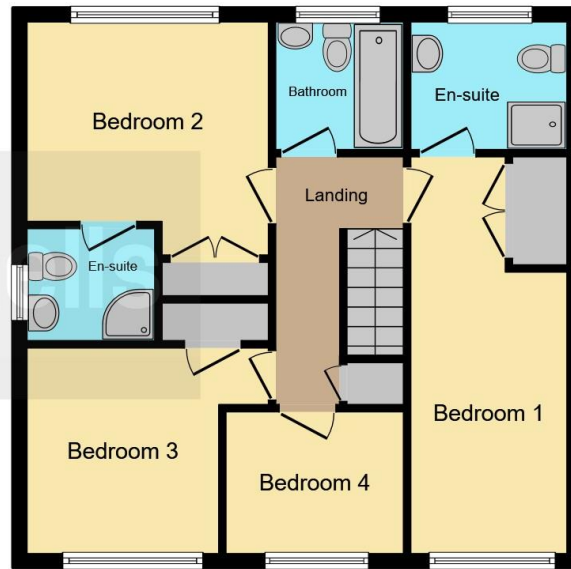
### Rear Garden

Decked patio area beyond being laid to lawn with outside lighting, outside tap and side storage.





**Ground Floor**



**First Floor**



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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: COV319633 - 0004