



Connells

Dowley Croft
Binley Coventry



Property Description

****NO UPWARD CHAIN**** A detached house situated in the popular residential area of Binley within easy reach of local amenities, public transport and recreational facilities. The property offers a comfortable and inviting living space for any family with high quality specification. The accommodation briefly comprises: ground floor guest w/c, lounge and fitted kitchen with French doors opening to rear garden. To the first floor there are three bedroom, (master bed with en-suite) and a family bathroom. Externally to the front there is a garage and off road parking for several vehicles and landscaped rear garden.

Approach

Upvc front door.

Entrance Hall

Radiator.

Guest W/C

Comprising, toilet, wash hand basin, radiator and double glazed window to the front elevation

Lounge

16' 5" x 13' 5" max (5.00m x 4.09m max)
Double glazed window to the front elevation, radiator, television point, feature fireplace surround with electric fire and laminate flooring.

Fitted Kitchen

15' x 9' (4.57m x 2.74m)
Range of wall and base mounted units incorporating an inset one and a half bowl single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric double oven and induction hob with extractor fan, plumbing for automatic washing machine, integral fridge, integral coffee machine,(not working), integral microwave, radiator, understairs cupboard, inset spotlights, double glazed window to the rear elevation and double glazed French doors leading to the rear garden.

First Floor Landing

Double glazed window to the side elevation, airing cupboard, loft hatch with pull down ladder and doors to;

Bedroom One

11' 6" x 10' 4" max (3.51m x 3.15m max)
Double glazed window to the front elevation, built-in wardrobes and radiator.

En-Suite

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

Bedroom Two

10' max x 10' 3" max (3.05m max x 3.12m max)

Double glazed window to the rear elevation, radiator, laminate flooring and cupboard.

Bedroom Three

7' 9" x 6' 9" (2.36m x 2.06m)

Double glazed window to the front elevation, fitted wardrobe and radiator.

Family Bathroom

Tiled, with a Villeroy & Boch bath with mixer tap, Villeroy & Boch wash hand basin and a Villeroy & Boch toilet. Heated towel rail and double glazed window to the rear elevation.

Outside

Front Of Property

Off road parking for approximately three vehicles.

Rear Garden

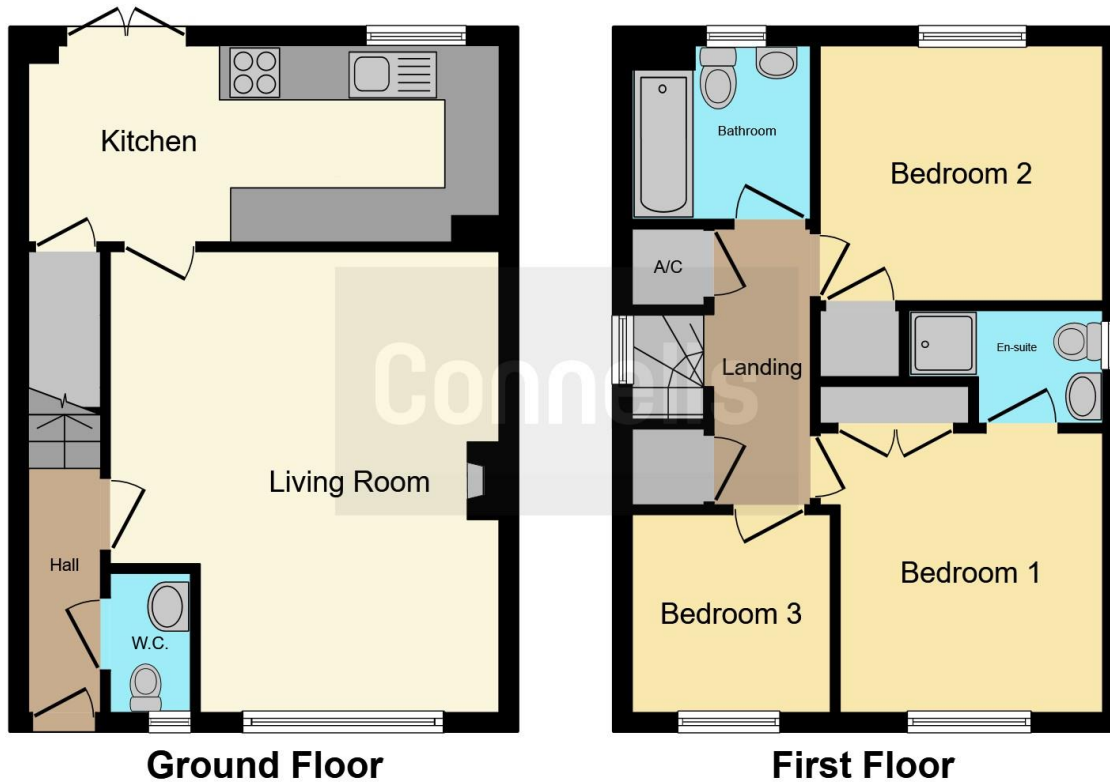
Patio area with brick built barbecue, lawn area with borders and an outside tap.

Garage

15' 10" x 8' 1" (4.83m x 2.46m)

Up & over door, plumbing for washing machine with a hot & cold feed.





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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