



Connells

Billesden Close
Binley Coventry



Property Description

****NO UPWARD CHAIN**** This spacious semi detached house is located to the South West of Coventry on a quiet Close overlooking the Copsewood Golf Course and the River Sowe. The property is conveniently located for access to the midland motorway links and local amenities.

In further details the accommodation comprises; ground floor entrance hall, through lounge/dining room and a fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom. Externally there are gardens to the front and rear and a garage with parking for one in front.

Approach

Front door to;

Entrance Hall

Stairs rising to first floor, understairs cupboard, cloaks cupboard, double glazed window to the side elevation.

Through Lounge/Dining Room

Double glazed window to the front elevation, two radiators, television point, feature fireplace surround with electric fire and double glazed patio doors opening onto the rear garden.

Fitted Kitchen

Range of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the side & rear elevations and double glazed door leading to the rear garden.

First Floor Landing

Double glazed window to the side elevation, loft hatch and doors to;

Bedroom One

Double glazed window to the front elevation, built-in wardrobe and radiator.

Bedroom Two

Double glazed window to the front elevation, built-in wardrobe and radiator.

Bedroom Three

Double glazed window to the front elevation, radiator and cupboard over stairs.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail and double glazed window to the rear elevation.

Outside

Front Of Property

Lawned areas with pathway to front door and gated side access to rear garden.

Rear Garden

Patio area beyond being laid to lawn with borders and gated rear access.

Garage

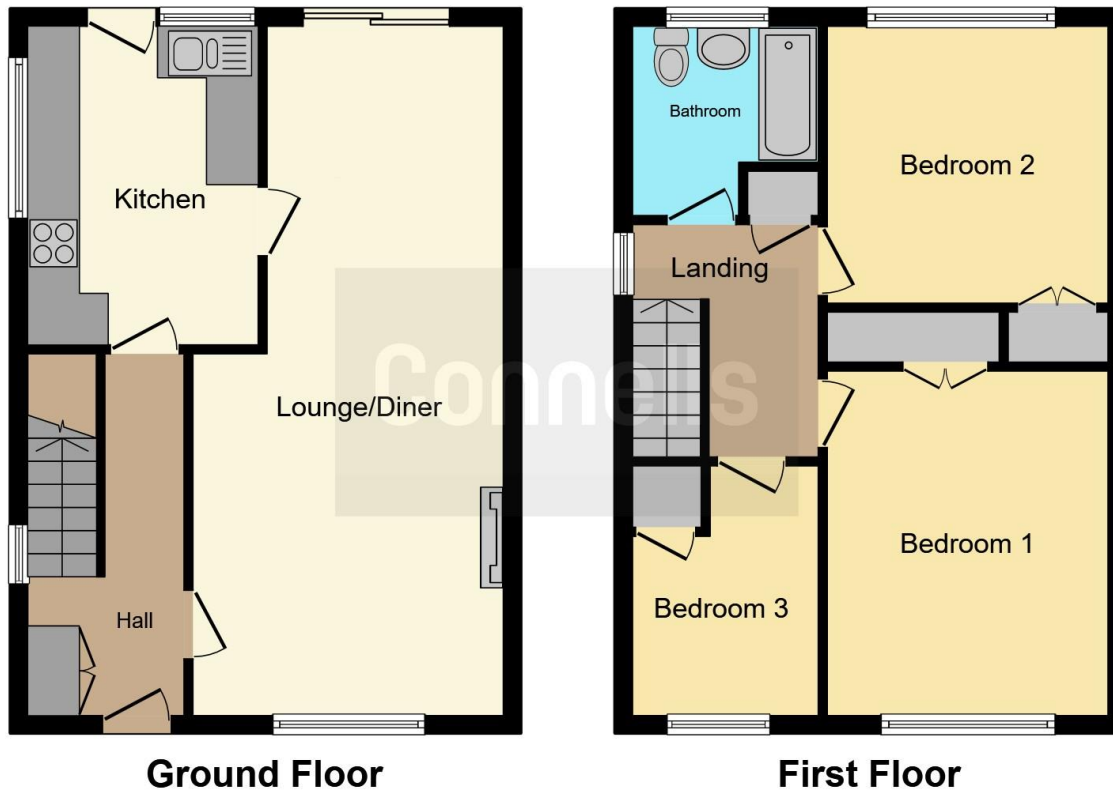
Up & over door and personal door to garden. In front of the garage there is parking for one vehicle.

Agents Note

'Under the terms of The Estate Agency Act 1979 (section 21), please note that the vendor of this property is related to an employee of Coventry Connells Residential'.

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'





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

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: E

view this property online connells.co.uk/Property/COV321156

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV321156 - 0003