



**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.

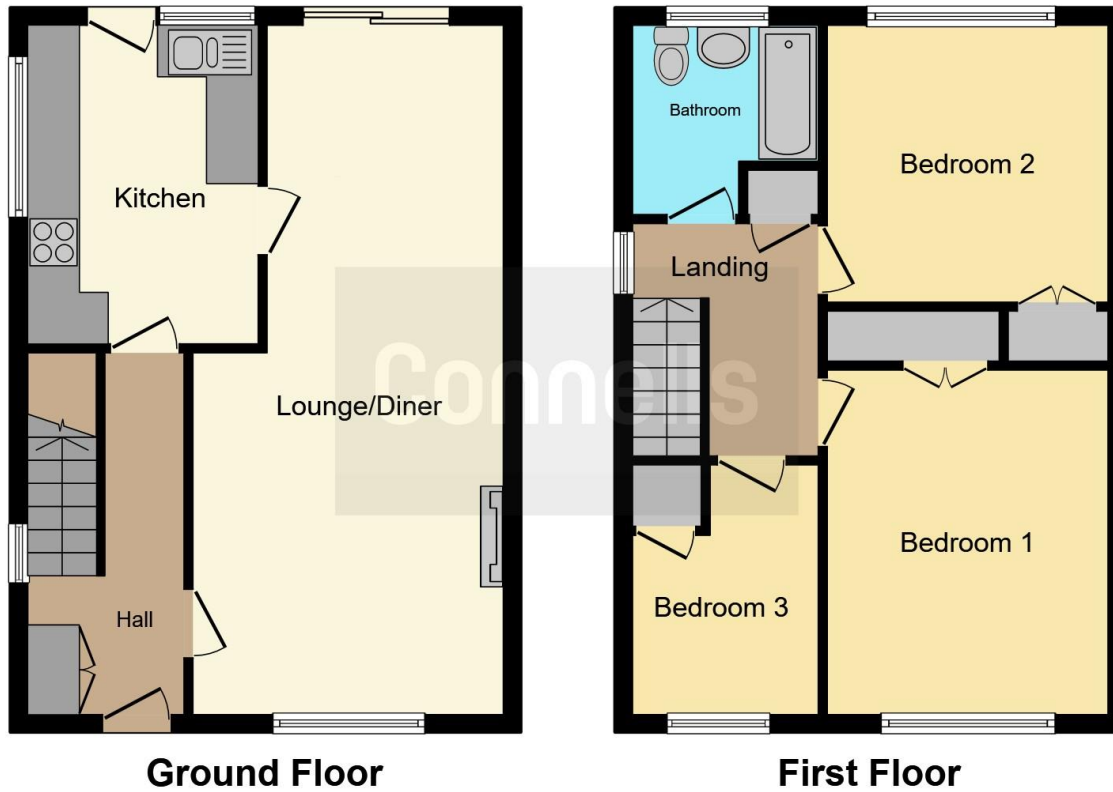
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'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'







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**EPC Rating: C**

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Tenure: Freehold



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