



Connells

Langbank Avenue
Binley Coventry



Property Description

We are delighted to present this charming 2-bedroom bungalow located in a sought-after area of Coventry. This property boasts a spacious living area, a well-appointed kitchen, and a lovely dining room perfect for entertaining guests.

The property features a beautifully maintained garden, ideal for enjoying the outdoors during the warmer months. Additionally, there is a garage for convenient parking.

Situated in Coventry, this home is within close proximity to a range of local amenities including shops, restaurants, and schools. The area is well-connected with easy access to public transportation, making commuting a breeze.

Don't miss out on the opportunity to own this delightful bungalow. Contact us today to arrange a viewing!

Approach

Lawned foregarden with pathway leading up the side of the property to:

Enclosed Porch

Double glazed door to the side aspect and further door to:

Entrance Hall

Built in storage cupboard, access to loft space and doors to:

Lounge/Diner

17' 4" x 11' 6" (5.28m x 3.51m)

Double glazed windows to the rear, central heating radiator, feature fireplace with marble hearth and wooden surround and double glazed french doors opening onto the rear garden.

Kitchen

9' 11" x 9' 11" (3.02m x 3.02m)

The kitchen comprises of a range of wall and base mounted units incorporating an inset stainless steel sink and drainer unit with worksurfaces and splashbacks over, gas hob with cookerhood above, space for domestic appliances, double glazed window to the rear aspect and double glazed door to the side elevation.

Bedroom One

13' 5" x 10' 8" (4.09m x 3.25m)

Double glazed window to the front aspect, a range of fitted wardrobes and a central heating radiator.

Bedroom Two

10' x 8' 11" (3.05m x 2.72m)

Double glazed window to the front aspect and central heating radiator.

Bathroom

Having tiled walls and comprising of a paneled bath with mains fed shower over, wash hand basin and low level wc, extractor fan, central heating radiator and double glazed window to the side aspect.

Outside

The garden benefits from two patio areas, one being Canopied and the second being at the rear of the garden, lawned area with mature borders and a pathway leading to the garage.

Garage

19' 7" x 8' 10" (5.97m x 2.69m)

Single garage with power, light and up and over door. The garage has a private door leading to the garden and also a parking space to the front.

Agents Note

To the rear of the property offers scope for additional parking.





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

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EPC Rating: D

view this property online connells.co.uk/Property/COV313547



Tenure: Freehold



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