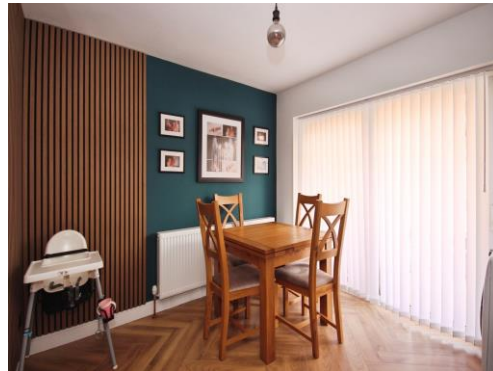




**Connells**

Oxendon Way  
Binley Coventry





## Property Description

This well presented end of terrace family home is situated in the popular residential area of Binley and is within close proximity to local shops, schools and amenities. Internal inspection is highly recommended to appreciate the accommodation on offer. The accommodation briefly comprises ground floor hallway, lounge fitted kitchen with patio doors opening onto rear garden. To the first floor there are two double bedrooms, single bedroom and a fitted bathroom. Externally there are front & rear gardens and a garage.

### Approach

Double glazed front door.

### Porch

Double glazed internal door to;

### Entrance Hall

Stairs to first floor, understairs cupboard.

### Lounge

14' 3" x 11' 6" ( 4.34m x 3.51m )

Double glazed window to the front elevation, radiator and electric fire.

### Fitted Kitchen/Dining Room

11' 3" x 12' 10" ( 3.43m x 3.91m )

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 oven and electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and double glazed patio doors leading to the rear garden.

### First Floor Landing

Access via pull down ladder to loft space and doors to;

### Bedroom One

12' 1" x 9' 11" ( 3.68m x 3.02m )

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

### Bedroom Two

11' 4" x 9' 4" plus recess ( 3.45m x 2.84m plus recess )

Double glazed window to the rear elevation and radiator.

### Bedroom Three

8' 2" x 7' ( 2.49m x 2.13m )

Double glazed window to the front elevation and radiator.

### Fitted Bathroom

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

## Outside

## Rear Garden

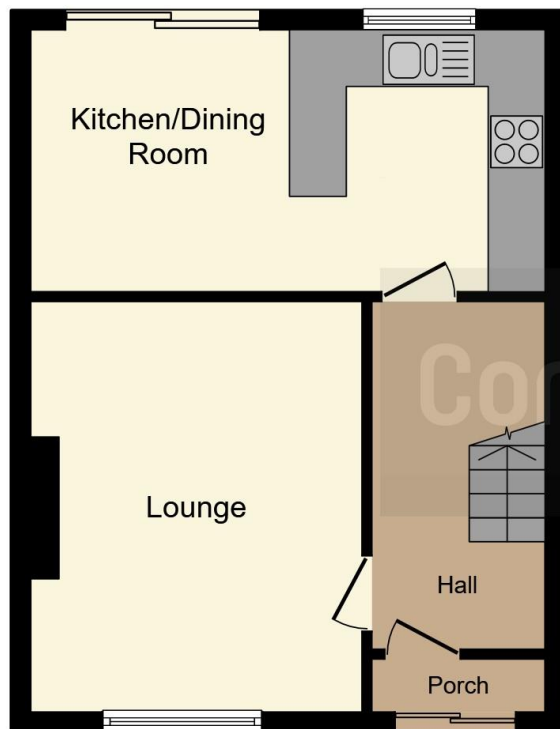
Patio area beyond being laid to lawn.

## Garage

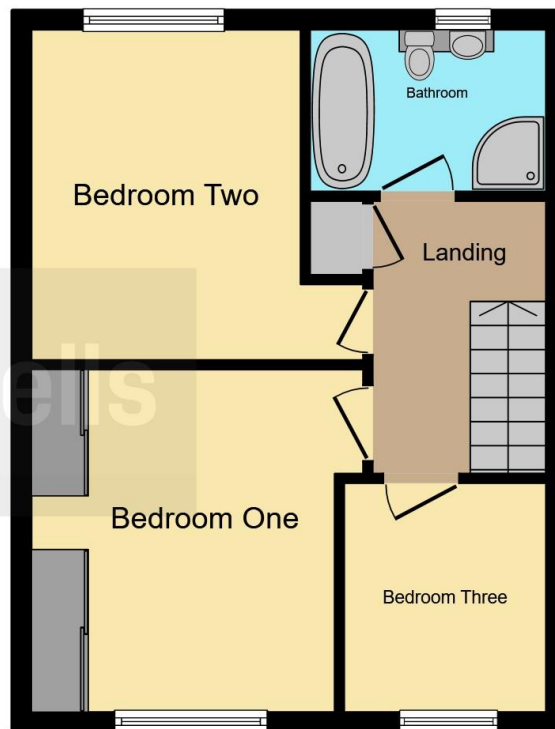
Up & over door.







**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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Tenure: Freehold



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