



**Connells**

Fairmile Close  
Binley Coventry



# Fairmile Close Binley Coventry CV3 2PS

for sale offers over  
**£270,000**



## Property Description

This refurbished semi detached family home is situated in the popular area of Binley being close to motorway network links and internal inspection is highly recommended to appreciate the accommodation on offer. The property has a ground floor lounge, fitted kitchen/diner and a conservatory which overlooks the rear garden. On the first floor there is a split landing, three bedrooms and a family bathroom. Outside there is a driveway, leading to an integral garage. Gardens to the front and rear.

## Approach

Double glazed front door.

## Lounge

15' x 10' 10" ( 4.57m x 3.30m )  
Double glazed window to the front elevation, radiator, television point and laminate flooring. Door to;

## Fitted Kitchen/Diner

18' 7" x 8' 6" ( 5.66m x 2.59m )  
Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric double oven and gas hob with cookerhood over, plumbing for automatic washing machine, integral fridge/freezer, radiator, tiled flooring, double glazed window to the rear elevation and door to;

## Conservatory

16' x 10' 10" ( 4.88m x 3.30m )  
Double glazed windows to two elevations, tiled flooring and double glazed French doors opening onto the rear garden.

## First Floor Landing

Split landing and doors to;

## Bedroom One

14' max x 9' 10" ( 4.27m max x 3.00m )  
Double glazed window to the front elevation, fitted wardrobes and radiator.

## Bedroom Two

10' 3" x 10' 3" ( 3.12m x 3.12m )  
Double glazed window to the rear elevation, fitted wardrobes and radiator.

## Bedroom Three

8' 6" x 8' 5" ( 2.59m x 2.57m )  
Double glazed window to the front elevation and radiator.

## Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, radiator and double glazed window to the rear & side elevations.

## Outside

### Front Of Property

Lawned area with access to a driveway providing off road parking

### Shed

13' 5" x 7' ( 4.09m x 2.13m )

### Rear Garden

Patio area beyond being laid to lawn with garden shed.

### Integral Garage

13' 1" x 8' 2" ( 3.99m x 2.49m )

With an up & over door and power.







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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EPC Rating: C Council Tax  
 Band: C

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Tenure: Freehold



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