



Connells

Wilson Green
Binley Coventry



Property Description

This family home is situated in the residential area of Binley, being close to Warwickshire Shopping Park, local schools, University Hospital Coventry & Warwickshire, and offers easy access to major routes including the A46, M6, and M69. The accommodation briefly comprises: ground floor entrance hall, lounge and a fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a driveway and garage to the side of the property.

Approach

Double glazed front door.

Entrance Hall

Stairs to first floor, radiator.

Lounge

15' 11" x 10' 3" (4.85m x 3.12m)
Double glazed window to the front elevation, radiator, television point and door to;

Fitted Kitchen

13' 7" x 9' 1" (4.14m x 2.77m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and door leading to the rear garden.

First Floor Landing

Doors to:

Bedroom One

13' 8" x 9' 3" (4.17m x 2.82m)
Double glazed window to the rear elevation and radiator.

Bedroom Two

9' 10" x 6' 9" (3.00m x 2.06m)
Double glazed window to the front elevation, laminate flooring and radiator.

Bedroom Three

6' 8" x 6' 6" (2.03m x 1.98m)
Double glazed window to the front elevation, laminate flooring and radiator.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit and extractor fan.

Outside

Front Of Property

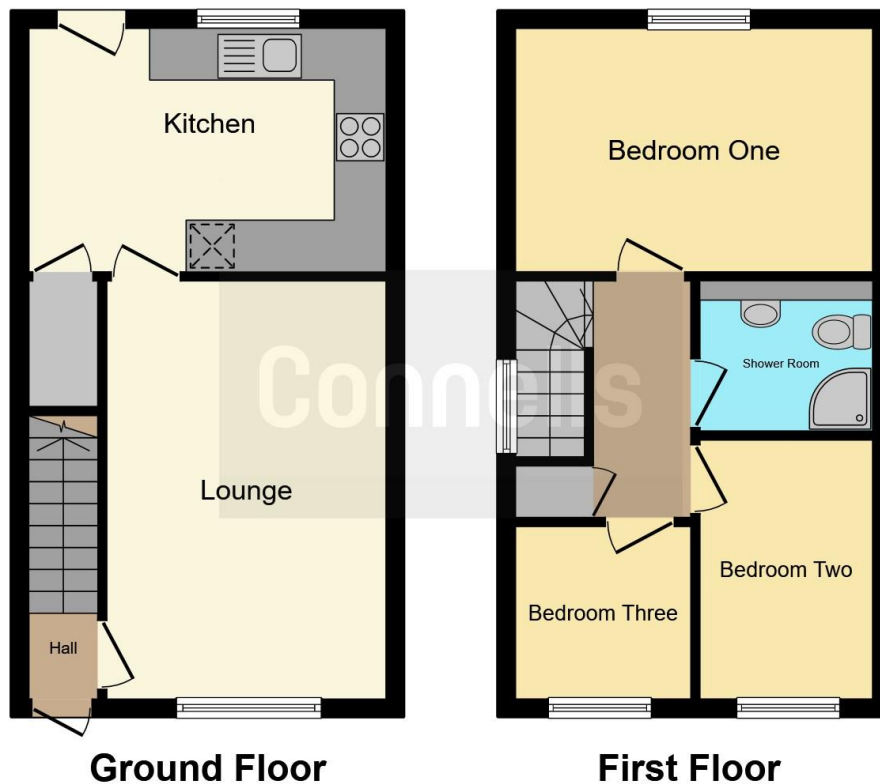
Small lawned area with access to front door.

Rear Garden

Paved area.

Garage





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

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EPC Rating: C Council Tax
 Band: B

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Tenure: Freehold



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