



**Connells**

Beaufort Drive  
Binley Coventry



## Property Description

**\*\*NO UPWARD CHAIN\*\*** A semi detached property located on the sought after area of Binley, close to local amenities and road links within close proximity leading in and out of the city. The accommodation briefly comprises: lounge, fitted kitchen/diner, bedroom, fitted wet room and a loft room. Outside there is a driveway providing off road parking, carport and a rear garden.

### Approach

Front door.

### Porch

Internal door to;

### Lounge

Double glazed window to the front elevation, radiator and fireplace surround.

### Inner Hall

Doors to:

### Fitted Kitchen/Diner

Wall and base mounted units incorporating an inset single drainer sink unit with work surface. Cooker point, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the front & rear elevations.

### Fitted Wet Room

Tiled, comprising shower, wash hand basin, toilet and a radiator.

### Bedroom

Double glazed windows to the side elevation and radiator

### Loft Room

Double glazed window to the side elevation.

### Outside

### Car Port

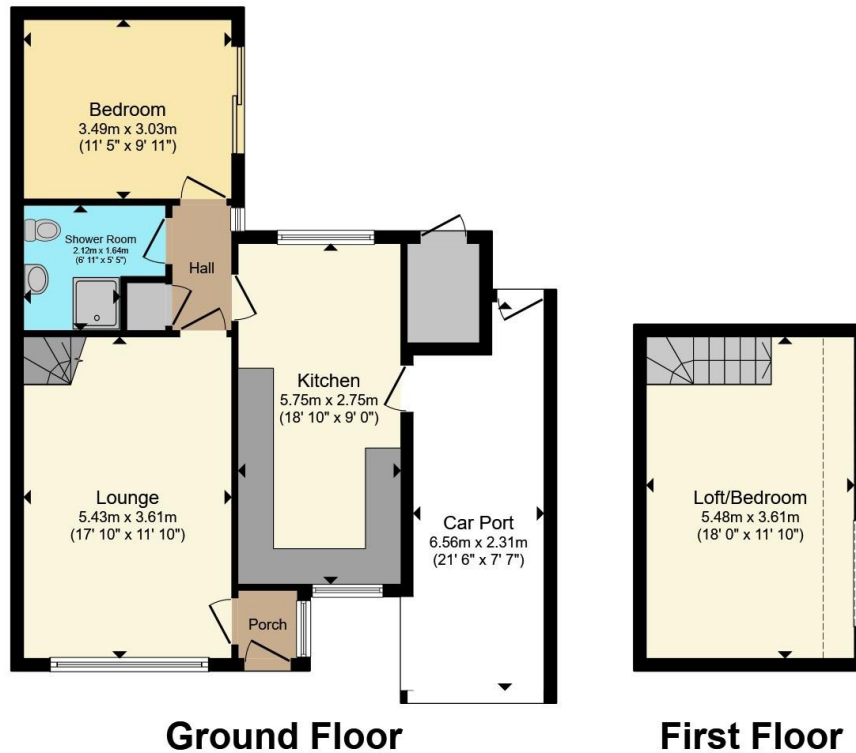
### Front Of Property

Driveway providing off road parking.

### Rear Garden

Paved patio area beyond being laid to lawn.

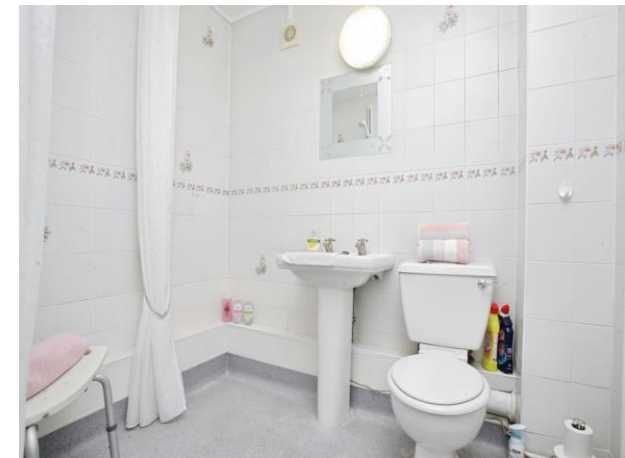




Total floor area 77.0 m<sup>2</sup> (828 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



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38 New Union Street  
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EPC Rating: Council Tax  
 Awaited Band: A

**view this property online [connells.co.uk/Property/COV323233](http://connells.co.uk/Property/COV323233)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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