

for sale

£600,000



## Rugby Road Binley Woods Coventry CV3 2BD

Offered with no upward chain, a viewing is a must to appreciate the accommodation on offer, Being detached and comprising of four bedrooms, large living/dining/kitchen area, snug living room and low maintenance gardens this house has to be viewed.





# Rugby Road Binley Woods Coventry CV3 2BD

## Approach

Double glazed door leading to:

## Entrance Porch

Double glazed windows to the front aspect and a double glazed door leading to:

## Entrance Hallway

Central heating radiator and doors off to:

## Snug/living Room

11' 11" x 10' 3" ( 3.63m x 3.12m )

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

## Bedroom One

12' 7" x 14' 2" ( 3.84m x 4.32m )

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

## En-Suite

Being tiled and comprising of a his and hers wash hand basin with vanity unit below, low level wc, fantastic walk in shower cubicle, heated towel rail and a double glazed window to the side access.



### **Open Plan Kitchen Area**

38' 5" x 13' 7" ( 11.71m x 4.14m )

With underfloor heating.

### **Living Area**

Stairs rising to the first floor, central heating radiator and a double glazed window to the side aspect.

### **Kitchen Area**

The kitchen benefits from wall and base mounted units incorporating a one and a half bowl sink drainer unit, NEFF electric induction hob with hood above, integral NEFF coffee machine, two NEFF ovens, and integrated NEFF microwave over, space for American style fridge freezer. The island situated in the centre of the kitchen has an inset stainless steel sink unit and storage below. the kitchen has bi-fold doors opening onto the rear garden.

### **Rear Hallway**

doors to:

### **Cloaks Cupboard**

10' 11" x 3' 9" ( 3.33m x 1.14m )

Double glazed window to the side aspect and a central heating radiator.

### **Bathroom**

Being tiled and comprising of a bath with shower over, low level wc wash hand basin set within a vanity storage unit, heated towel rail and double glazed window to the side aspect.

### **Bedroom Two**

13' 8" x 12' 5" ( 4.17m x 3.78m )

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

### **First Floor Landing**

Providing a relaxing seating area, velux to the side aspect, central heating radiator and doors to:

### **Bedroom Three**

18' 3" max x 12' 1" max ( 5.56m max x 3.68m max )

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

### **Bedroom Four**

15' 7" max x 18' 4" max ( 4.75m max x 5.59m max )

Double glazed window to the side and rear aspects, central heating radiator and fitted wardrobes and further storage.

### **Family Bathroom**

Being tiled and comprising of a bath with shower over, low level wc, wash hand basin, central heating radiator and double glazed window to the side access.

### **Outside**

To the front of the property is an electronic gate providing access to the driveway which has ample parking.

To the rear of the property is a decked area beyond being astrotrurfed for low maintenance and access then to storage sheds and a timber summer house.







**Ground Floor**

**First Floor**

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To view this property please contact Connells on

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38 New Union Street  
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Property Ref: COV313103 - 0006

**Tenure:** Freehold

**EPC Rating:** C

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