



59 Brookvale Avenue
Binley, Coventry



59 Brookvale Avenue

Binley, Coventry, CV3 2DG

A delightful detached family home occupying a rarely available position backing on to a golf course. Set in lovely wide gardens facing West at the rear and with good vehicular access into garages.



This most attractive family home has well proportioned accommodation with cloakroom off hall, two separate living rooms and a breakfast/kitchen. There are three bedrooms, bathroom and separate WC. Well presented with gas central heating and double glazing and worthy of very early viewing.

- Well proportioned detached family home
- Superb rear views over gardens and golf course
- Set in lovely good sized gardens
- Hall with cloakroom off
- Two living rooms and breakfast/kitchen
- Three bedrooms and bathroom

Offers Over
£425,000



Lounge



Sitting Room



Kitchen



Bathroom



Bedroom



Bedroom



Bedroom



Rear Garden



Rear Garden

Tenure

We are verbally told that this property is Freehold. This will be checked through Solicitors.

Fittings & Fixtures

Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

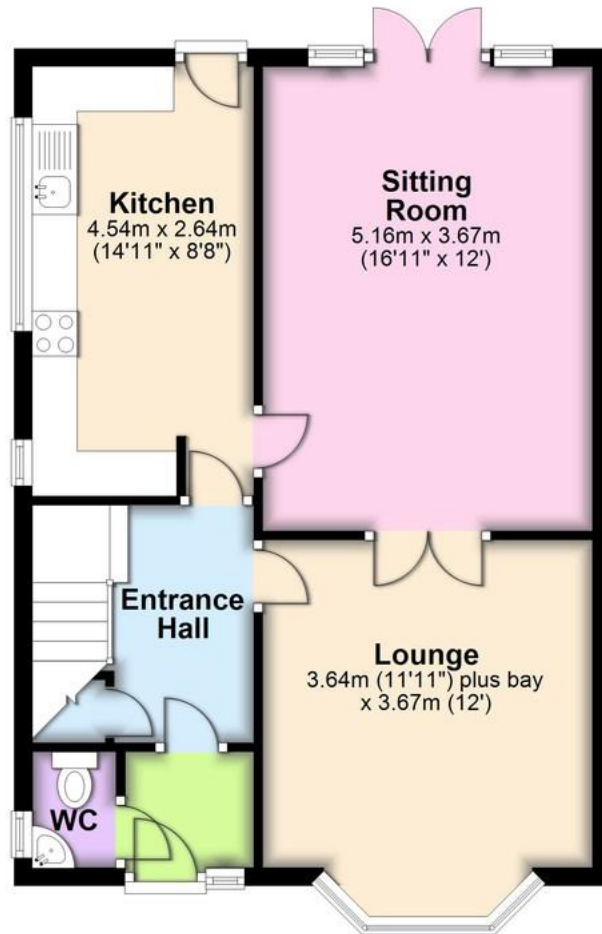
Council tax

According to valuation Office Website enquiries this property is in Band D

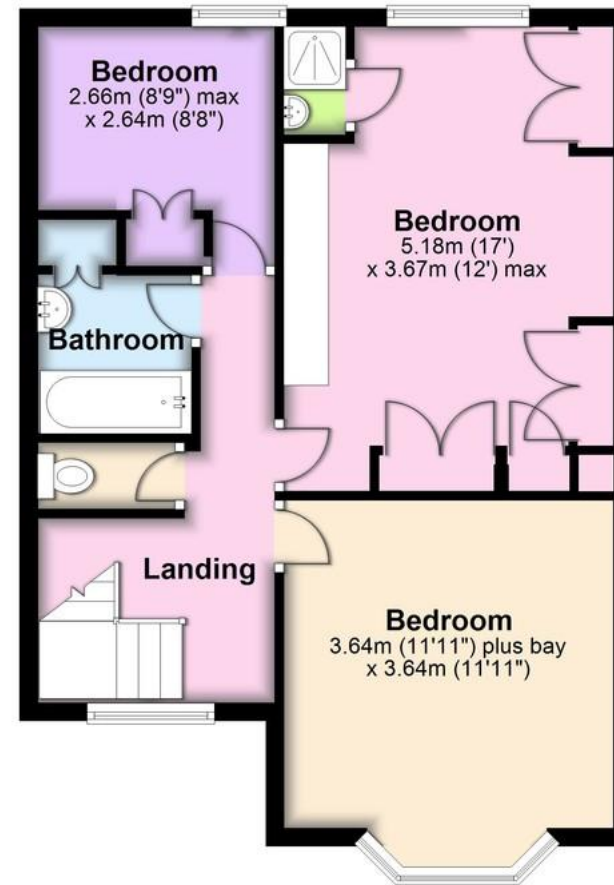
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Ground Floor



First Floor



This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

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