

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



Lounge





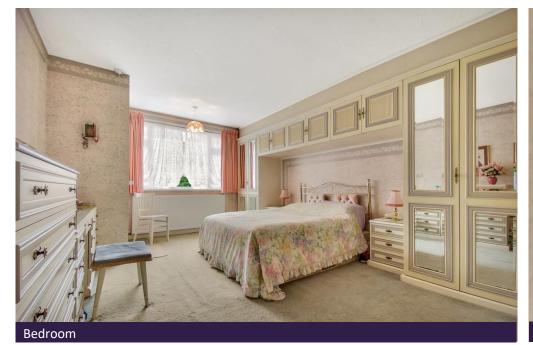
Bathroom





Offers Over £425,000

### 024 7655 2841 coopersestateagents.com









## Tenure

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

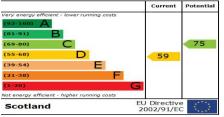
Fittings & Fixtures Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

### Council tax

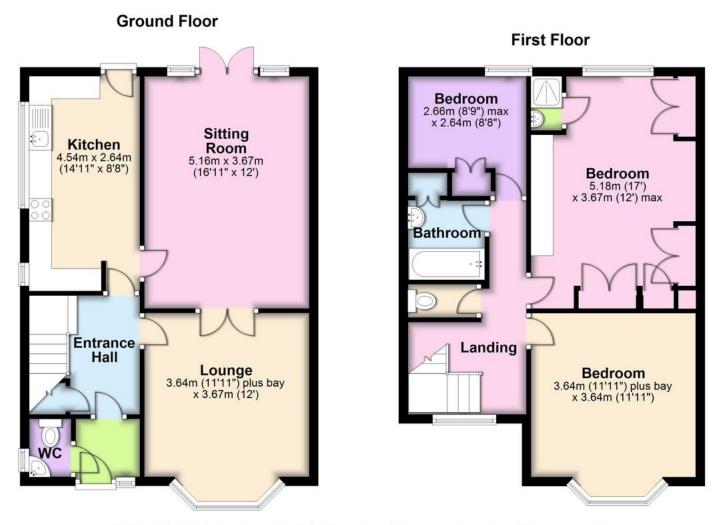
According to valuation Office Website enquiries this property is in Band D







THESE PARTICULARS DO NOT CONSTITUE ANY PART OF A CONTRACT OR OFFER. COOPERS give notice to prospective purchasers that they must not rely upon any statement herein as representation of fact but they should make their own inspection or commission a survey. The owners do not make or give and neither COOPERS nor their employees have any authority to make or give any representation or warranty whatsoever in relation to this property. All reasonable efforts have been made to ensure the accuracy of these Sales Particulars including the approximate measurements stated. These are for general guidance only. COOPERS have not tested any apparatus, equipment, fittings and fixtures or services is so cannot verify that they are in working order or fit for purpose. Any purchaser is adviced to obtain verification from their Surveyor or Solicitor.



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.

22 New Union Street, Coventry, CV1 2HN 024 7655 2841 www.coopersestateagents.com sales@coopersestateagents.com

rightmove☆ Zoopla

