



**14 Brindle Avenue, Binley  
Coventry CV3 1JG  
Guide Price £295,000**

Pointons are proud to offer this three bedroom semi detached house, situated in a private quiet cul-de-sac on the popular Copsewood estate.

In brief the property comprises of an entrance hallway with WC, spacious lounge with open staircase to 1st floor, open plan kitchen diner with patio doors leading to the garden. To the first floor you will find the master bedroom which benefits of an ensuite, two further double bedrooms and the family bathroom fitted with a three-piece white suite.

The property is a modern throughout and close to local amenities. Council tax band EPC tbc.





**Entrance Hall**

4'8" x 4'4" (1.43m x 1.32m)

Entrance door, Burglar Alarm control panel, door to:

**WC**

6'0" x 2'10" (1.83m x 0.86m)

Window to front, two piece suite, pedestal wash hand basin and close coupled WC.

**Living Room**

14'8" x 16'1" (4.46m x 4.89m)

Window to front, cable telephone point, cable TV point, central heating thermostat, stairs to first floor, open plan to:

**Kitchen/Diner**

9'3" x 16'1" (2.83m x 4.89m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, built-in eye level electric oven, integrated four ring gas hob with extractor hood over, window to rear, French doors to garden

**Landing**

11'6" x 7'6" (3.50m x 2.28m)

Storage cupboard, doors to:

**Family Bathroom**

6'0" x 6'5" (1.82m x 1.95m)

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, window to rear.

**Master Bedroom**

11'4" x 9'4" (3.45m x 2.84m)

Window to rear, Built in wardrobes with sliding door, door to:

**En-suite**

3'4" x 9'4" (1.02m x 2.84m)

Fitted with three piece suite with pedestal wash hand basin and close coupled WC, tiled shower cubicle with fitted electric power shower.

**Bedroom 2**

8'11" x 8'3" (2.72m x 2.51m)

Window to front, door to:

**Bedroom 3**

9'9" x 7'6" (2.97m x 2.28m)

Window to front.

**Disclaimer**

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

**Good to Know**

Tenure: Freehold

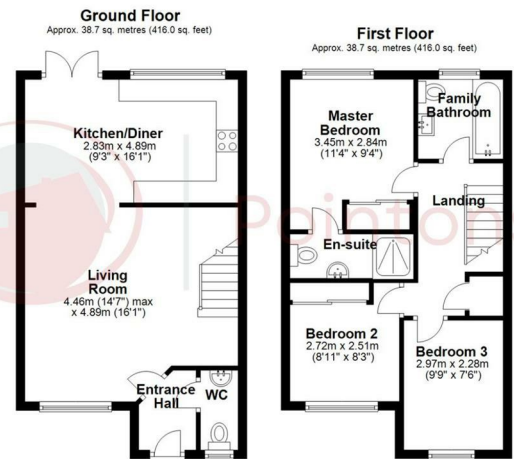
Vendors Position: Looking for a property to buy

Parking Arrangements: 2x parking spaces +additional parking


Garden Direction: South


Council Tax Band: B

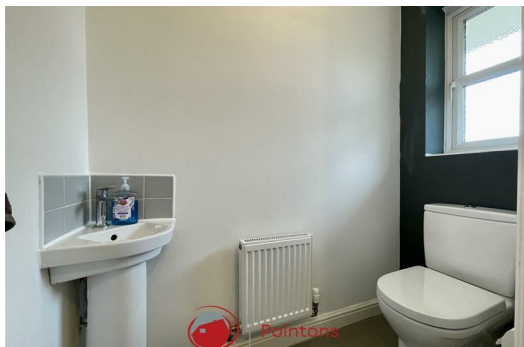
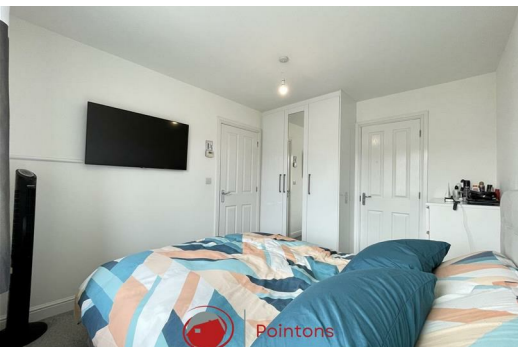
EPC Rating: TBC



Total area: approx. 77.3 sq. metres (832.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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