



Knotting Way Binley Coventry CV3 1LF
£275,000

Benburys
SALES AND LETTINGS

Benburys are delighted to present this spacious three-bedroom family home, nestled in a quiet and sought-after residential area. The property features a bright and welcoming lounge, a versatile dining room/study, a well-appointed kitchen, and a convenient downstairs WC. Upstairs, you'll find three generously sized bedrooms, including a master with an en-suite, along with a modern family bathroom. Externally, the home benefits from a garage and a driveway, providing ample parking.

Entrance Hallway

Neutrally decorated space with double glazed front entrance door, laminate flooring with doors off to lounge, kitchen, downstairs WC & dining room/study. The stairs leading to the first floor are carpeted and have white balustrades.

Lounge

17'5" x 15'1" (5.319 x 4.621)

With Double glazed bay window to the front aspect, carpeting to flooring, feature fireplace and French doors opening into the rear garden.

Downstairs WC

3'3" x 5'4" (1.005 x 1.633)

Fitted with white low level W.C, pedestal wash hand basin with tiled splash backs, central heating radiator, vinyl floor covering.

Kitchen

16'5" x 8'9" (5.025 x 2.691)

Fitted with range of matching wood wall and base units including cupboards, drawers and chrome handles, built in gas hob and electric oven with cooker hood, inset one and a half bowl stainless steel sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, with additional space for upright fridge freezer along with plumbing for washing machine and dishwasher, finished tiled flooring. Central heating radiator and double glazed window to the rear aspect and door leading to the rear garden.

Dining room/Study

9'7" x 7'3" (2.938 x 2.213)

Double glazed window to front aspect, double radiator and carpets to flooring.

Landing

5'11" x 9'3" (1.828 x 2.825)

Having a spacious and airy feeling the neutrally painted landing area has doors that lead to the bedrooms and family bathroom. There is also a really useful airing cupboard located at the end of the landing.

Master Bedroom

11'1" x 9'2" (3.382 x 2.808)

Comprising a double glazed windows to the front aspect, fully fitted wardrobes along one wall, carpeted flooring, central heating radiator and door leading to the en-suite.

En-Suite

3'9" x 7'6" (1.159 x 2.288)

This en-suite features tiling to walls and floor, a heated towel rail, and a shower cubicle with a combination shower. The vanity wash hand basin and low-level WC, and double-glazed window to the front aspect.

Bedroom Two

11'7" x 6'10" (3.54 x 2.090)

Good sized room with central heating radiator, carpeted flooring and double glazed window overlooking the rear aspect of the property.

DISCLAIMER

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Bedroom Three

11'11" x 8'0" (3.634 x 2.450)

This room offers adequate proportions for a single bed and wardrobe. There is a single central heating radiator, carpeted flooring and a double glazed window overlooking the side aspect of the property.

Family Bathroom

5'6" x 6'11" (1.682 x 2.130)

A family bathroom featuring a white panel bath. Vanity wash hand basin, and low-level toilet. Tiling to walls and flooring and double-glazed window to the rear aspect.

Rear Aspect

Mainly laid to lawn, with fences perimeters, a patio area, an outdoor tap, and paved pathway leading to the garage.

Garage

16'9" x 8'2" (5.110 x 2.506)

Brick built garage with up and over doors to the front aspect, electrics power and lighting and single door leading into the rear garden.

Agency Notes

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. Anti money laundering checks now have to be completed on both the buyer and the vendor.
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.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

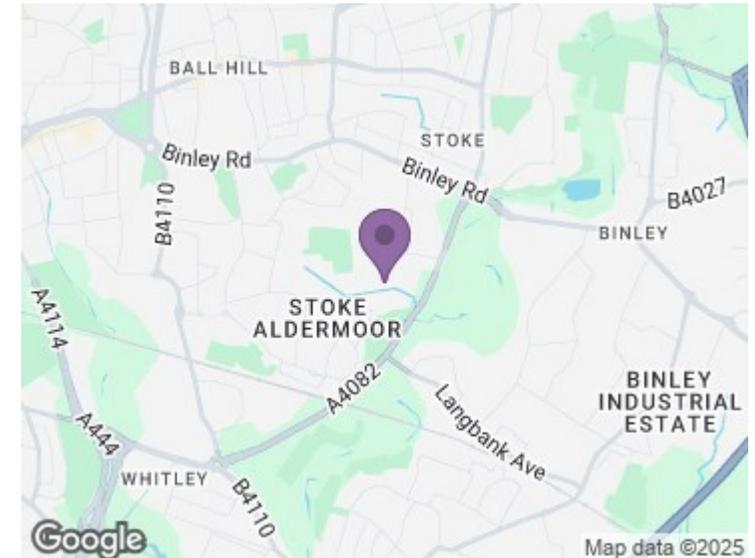
Viewings

We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

www.benburys.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	88
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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