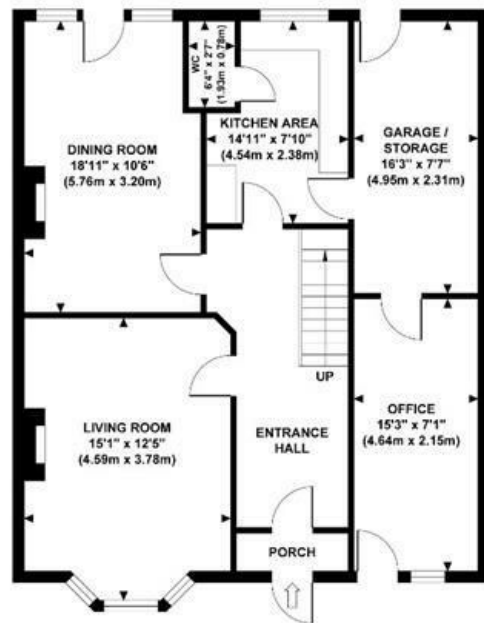
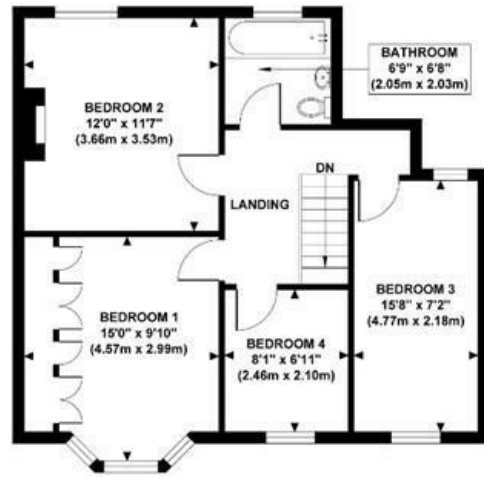


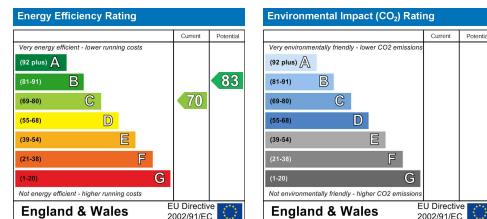
# 539 BINLEY ROAD

Approximate Gross Internal Area 1346 sq ft / 125.0 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**MATTHEW JAMES**  
Property Services



## 539 Binley Road Binley, Coventry CV3 2DP

FOUR BEDROOMS... EXTENDED TO THE SIDE & REAR ELEVATIONS... SEPARATE ACCESSIBLE OFFICE TO THE FRONT ELEVATION... TWO RECEPTION ROOMS... ACCESS TO COMMON LAND TO THE REAR... GROUND FLOOR CLOAKROOM... OFF ROAD PARKING... REAR GARDEN WITH ORNAMENTAL POND... CLOSE TO ALL AMENITIES AND MOTORWAY LINKS. Located in the heart of Binley, this property really does need to be viewed to appreciate everything that it has to offer. A property that also offers you so much but could easily be made bigger to suit your needs (subject to local planning rules). Briefly comprising of off road parking to the front accessed via a dropped kerb, front accessible separate office for those that work from home (could be a perfect play room or studio), garage / storage, kitchen, ground floor cloakroom, two reception rooms, four bedrooms, a family bathroom with electric shower over, newly installed central heating combination boiler, rear garden with patio ornamental pond and a rear gate that leads to Stoke floods Park common land - perfect for those that have a dog or go for a daily walk! Within a short drive from the motorway network, Jaguar Land Rover and Coventry University Hospital, does this property sound like to could be your next family home? Call us now to book your viewing!

**£349,950**

### CONTACT INFORMATION

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# 539 Binley Road

Binley, Coventry CV3 2DP



- \*\* FOUR BEDROOMS \*\*
- \*\* EXTENDED TO SIDE & REAR \*\*
- \*\* CLOSE TO ALL AMENITIES \*\*
- \*\* GROUND FLOOR CLOAK ROOM \*\*
- \*\* LINK SEMI DETACHED \*\*
- \*\* DIRECT GATED ACCESS TO COMMON LAND TO REAR \*\*
- \*\* PERFECT FOR MOTORWAY INFRASTRUCTURE \*\*
- \*\* TWO RECEPTIONS ROOMS \*\*
- \*\* OFF ROAD PARKING TO FRONT \*\*
- \*\* SEPARATE ACCESSIBLE OFFICE / STUDY / STUDIO \*\*

## Front Garden

## Storm Porch

## Entrance Hallway

## Living Room

15'1 x 12'5 (4.60m x 3.78m)

## Dining Room

18'11 x 10'6 (5.77m x 3.20m)

## Kitchen

14'11 x 7'10 (4.55m x 2.39m)

## Ground Floor Cloakroom

6'4 x 2'7 (1.93m x 0.79m)

## Garage / Storage Area

16'3 x 7'7 (4.95m x 2.31m)

## Office / Playroom / Studio

15'3 x 7'1 (4.65m x 2.16m)

## First Floor Landing

## Master Bedroom

15'0 x 9'10 (4.57m x 3.00m)

## Bedroom Two

12'0 x 11'7 (3.66m x 3.53m)

## Bedroom Three

15'8 x 7'2 (4.78m x 2.18m)

## Bedroom Four

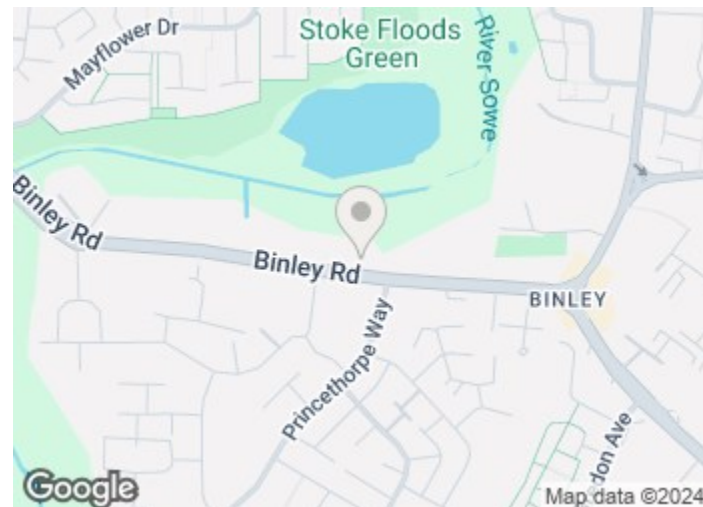
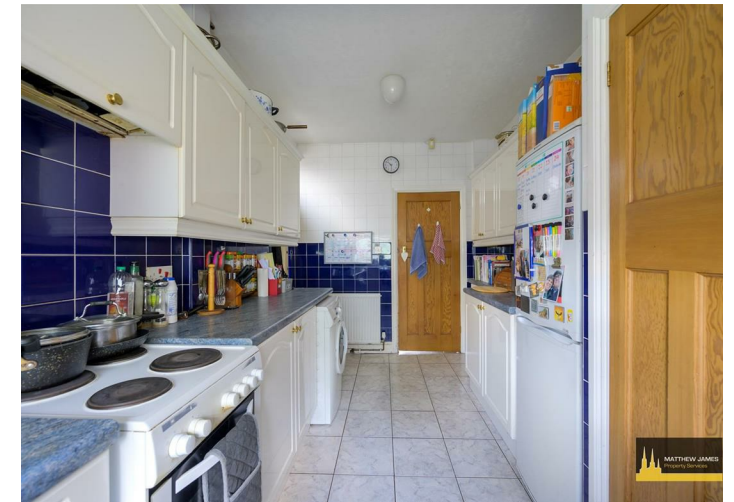
8'1 x 6'11 (2.46m x 2.11m)

## Family Bathroom

6'9 x 6'8 (2.06m x 2.03m)

## Rear Garden

## Common Land



## Directions

