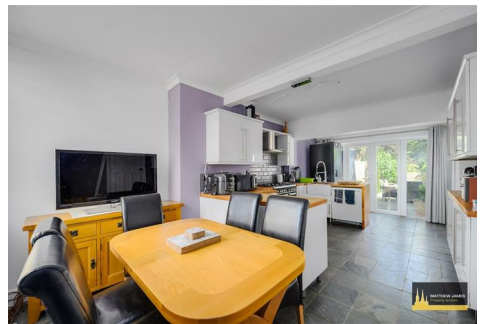


MATTHEW JAMES

Property Services



143 Rugby Road, Coventry, CV3 2AY

£450,000

Discover the perfect blend of space and convenience with this exceptional three-bedroom semi-detached home, nestled in the desirable area of Binley Woods, Coventry. Offering an abundance of features tailored for families and professionals alike, this property has been within the family since it was built and been a much loved family home for many years.

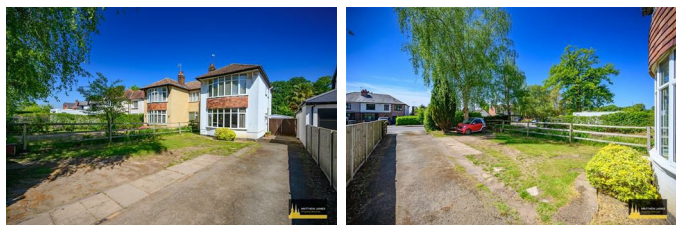
Step inside, entrance hallway, through to the inviting lounge, a warm and welcoming space perfect for relaxing with the family. The dedicated office ensures a quiet and productive environment—ideal for remote work or study. The heart of the home is the spacious kitchen/diner, designed for both practicality and sociability, complemented by a separate utility room for effortless household management.

Upstairs boast two very spacious bedrooms, a further good size single bedroom and the family bathroom.

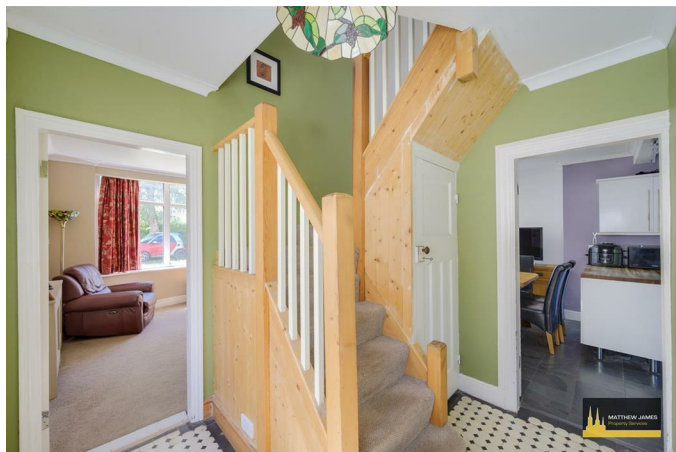
Outside, the stunning private rear garden is a true retreat, not overlooked and thoughtfully landscaped to provide both tranquillity and practicality. Enjoy al fresco dining or unwind in the sunshine on the stylish patio area, surrounded by lush greenery. The property also features a garage, providing secure storage or parking, alongside a generous driveway offering ample space for multiple vehicles.

Perfectly situated, this home is conveniently close to local shops, supermarkets, and the popular Warwickshire Shopping Park, ensuring easy access to everyday essentials and retail therapy. Families will appreciate the proximity to excellent schools, making this an ideal home for those seeking comfort, convenience, and a thriving community atmosphere.

Approach / Driveway



Entrance Hallway



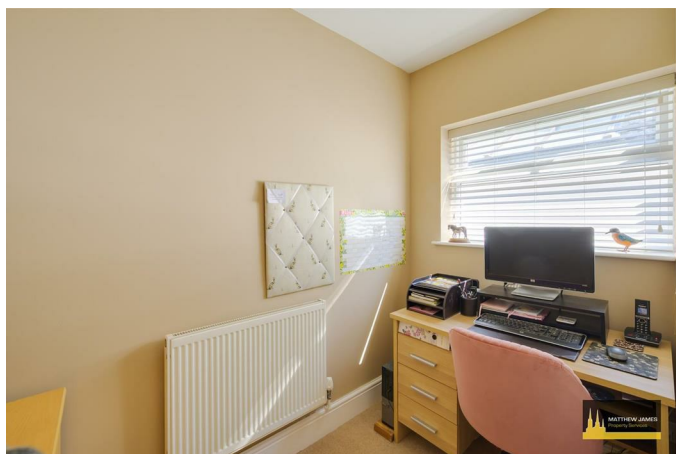
Lounge

14'0 x 12'3 (4.27m x 3.73m)



Office

8'10 x 5'5 (2.69m x 1.65m)



Kitchen / Diner

22'5 x 11'10 (6.83m x 3.61m)

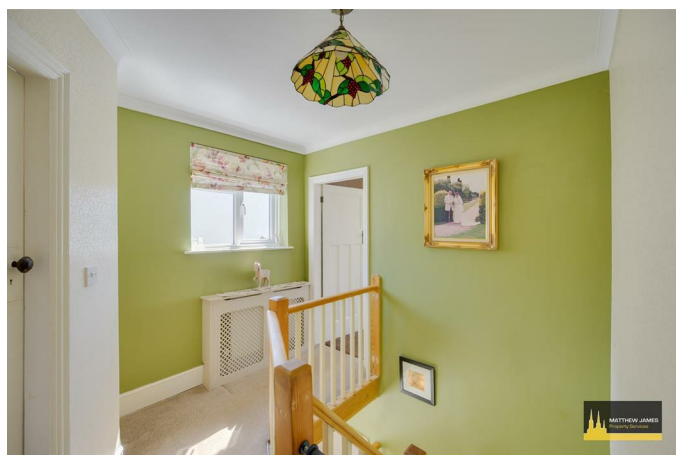


Utility Room

8'10 x 7'5 (2.69m x 2.26m)

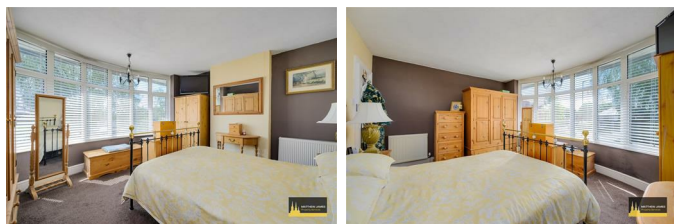


First Floor Landing



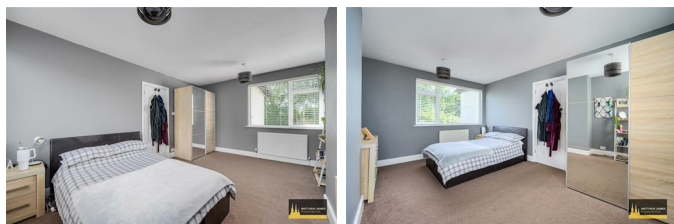
Bedroom One

14'0 x 12'10 (4.27m x 3.91m)



Bedroom Two

16'0 x 10'11 (4.88m x 3.33m)



Bedroom Three

8'11 x 6'11 (2.72m x 2.11m)



Family Bathroom

7'10 x 5'9 (2.39m x 1.75m)

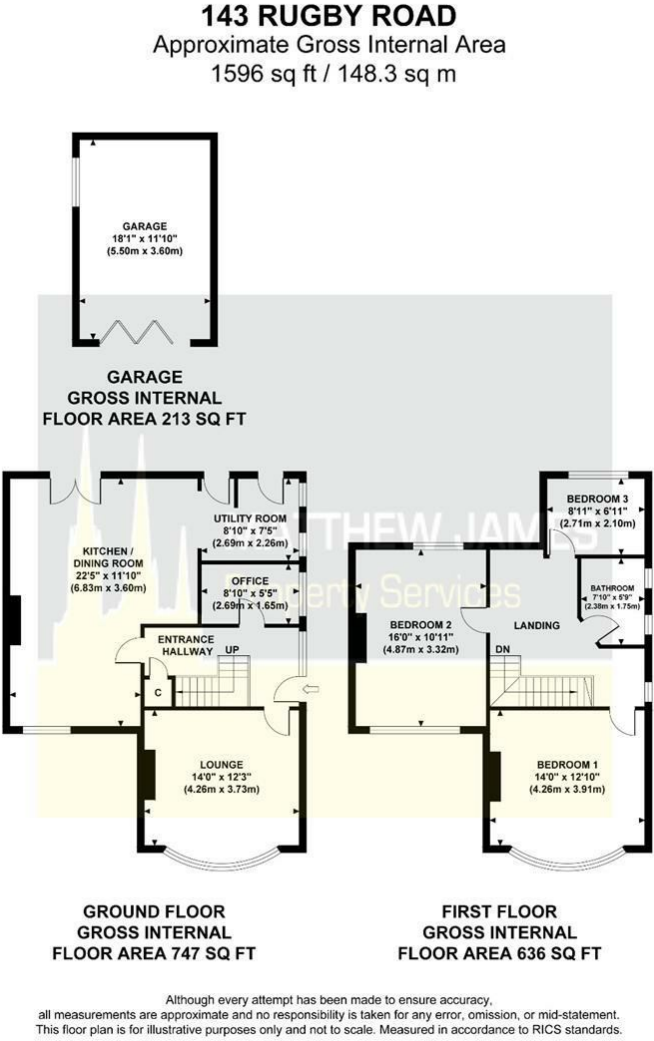


Garage

18'1 x 11'10 (5.51m x 3.61m)

Rear Garden

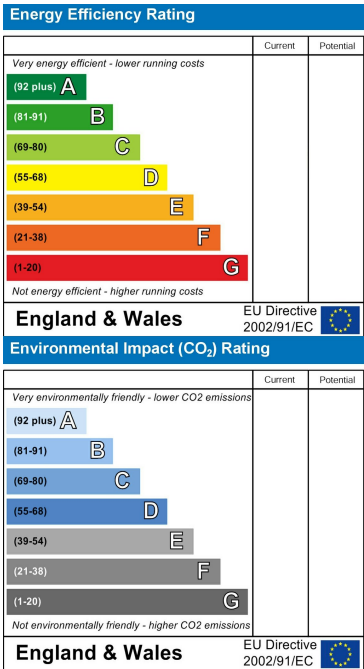
Floor Plan



Area Map



Energy Efficiency Graph



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.

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