



HR ESTATE AGENTS

2 Bedrooms

Flat

£140,000

Located in

Coventry





# Elm Close

Coventry | CV3 2BU



Zacharias Ermogenous is proud to present this well-presented two-bedroom ground floor apartment, located within a quiet cul-de-sac in the highly desirable village of Binley Woods.

Offering comfortable and low-maintenance living, the property features a bright lounge with French doors opening onto the private gardens, a fitted kitchen, two bedrooms, and a modern bathroom.

Perfect for first-time buyers, downsizers, or investors, the apartment enjoys a peaceful setting while remaining conveniently positioned for access to Coventry, Rugby, the A46, M6, and local village amenities. This home benefits with a freehold garage.

A fantastic opportunity to secure a home in one of Warwickshire's most sought-after village locations.

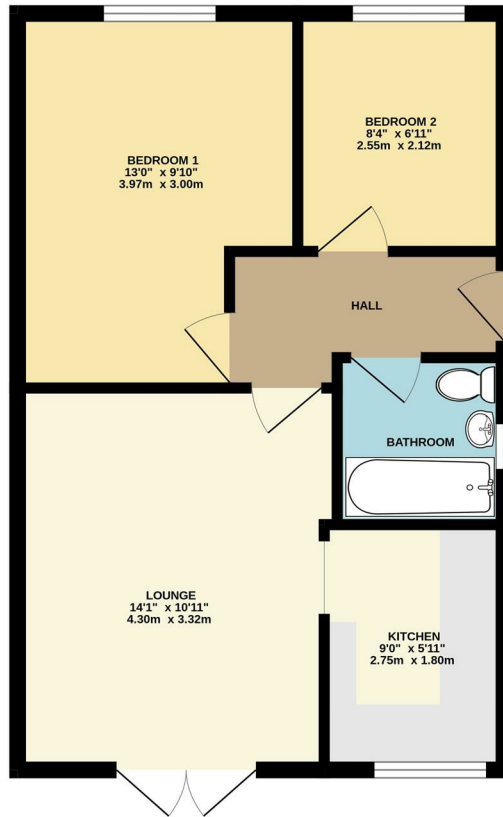
# Elm Close

£140,000 Leasehold



- Ground Floor Apartment
- Spacious Lounge with French Doors
- Modern Bathroom
- Freehold Garage
- Sought After Binley Woods Location
- Two Bedrooms
- Fitted Kitchen
- Front and Rear Garden
- Quiet Cult-de-sac Location

GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 459 sq.ft. (42.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band A Local Authority

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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	

Number Three Siskin Drive  
Coventry  
CV3 4FJ

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