



**Connells**

Busby Close  
Binley Coventry



## Property Description

Situated to the East of the City this mid terrace family home is close to a variety of local amenities and access to the A444, A45 and the motorway network. The accommodation briefly comprises: ground floor lounge and a fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom with a separate w/c. Outside

### Approach

Double glazed front door.

### Porch

Double glazed internal door to;

### Entrance Hall

Stairs to first floor and doors to;

### Lounge

14' 11" x 10' 11" ( 4.55m x 3.33m )  
Double glazed window to the front & rear elevations, radiator and laminate flooring.

### Fitted Kitchen

17' 9" x 9' 9" ( 5.41m x 2.97m )  
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, space for domestic appliance, radiator, double glazed window to the rear elevation and door to rear hallway.

### Rear Hallway

Cupboard, plumbing for washing machine and door opening onto the rear garden.

### First Floor Landing

Cupboard and doors to;

### Bedroom One

11' 8" max x 11' 9" ( 3.56m max x 3.58m )  
Double glazed window to the front elevation and radiator.

### Bedroom Two

10' 11" x 8' 11" ( 3.33m x 2.72m )  
Double glazed window to the front elevation, built-in wardrobe and radiator.

### Bedroom Three

8' 9" x 7' 7" ( 2.67m x 2.31m )  
Double glazed window to the rear elevation and radiator.

### Fitted Bathroom

Tiled, comprising bath, wash hand basin, radiator and double glazed window to the rear elevation.

### Separate W/C

Comprising toilet and a double glazed window to the rear elevation.

## Outside

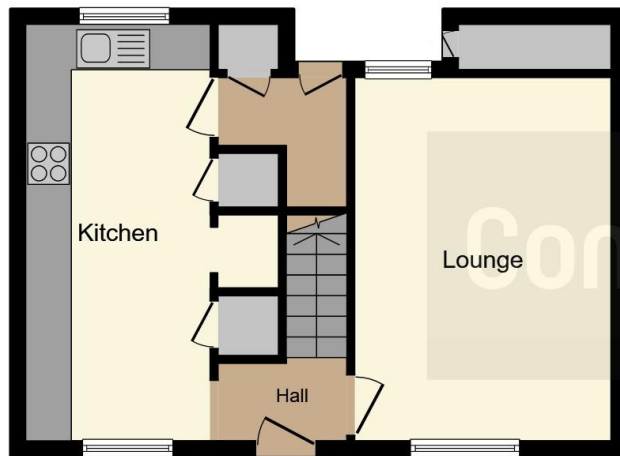
### Front Of Property

Lawned with pathway to front door.

### Rear Garden

Lawned with borders and pathway to rear gated access.





**Ground Floor**



**First Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
COVENTRY CV1 2HN

EPC Rating: C Council Tax  
Band: A

**view this property online [connells.co.uk/Property/COV322257](http://connells.co.uk/Property/COV322257)**

Tenure: Freehold



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. 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COV322257 - 0006