



## 13 Sir Winston Churchill Place, Binley Woods, Coventry, CV3 2BT

Asking Price £0.00



An Extended Four Bedroom Mid Terrace House with No Onward Chain  
Open Plan Kitchen Diner with Bifold doors onto Garden  
Snug + additional Study to the Front  
Re-Fitted Ground Floor Shower Room & Utility  
Four Good Sized Bedrooms to the First Floor  
Re-Fitted Bathroom to the First Floor  
Landscaped Rear Garden + Multipurpose Outbuilding  
On Street Parking  
Village Location  
Gas Central Heating & UPVC Double Glazing

### Entrance

Door to:

### Hallway

Stairs off to the first floor, door to: study, ground floor shower room, snug & open plan kitchen diner with utility.

### Study

1.2m (4' 11") x 2.3m (7' 7")

Central heating radiator, UPVC double glazed window to the front.

### Snug

3.5m (11' 6") x 3.2m (10' 6")

Central heating radiator, UPVC double glazed bay window to the front.

### Re-Fitted Ground Floor Shower Room

1.5m (4' 11") x 1.8m (5' 11")

Fully re-tiled shower room: low level WC, vanity sink unit with storage below, corner shower cubicle with rainfall shower & secondary hose attachment, chrome heated towel rail & extractor fan.

### Open Plan Kitchen Diner Living Area

5.4m (17' 9") x 5.4m (17' 9") (max)

Ample wall & base units with Quartz work tops over, black sink unit with mixer tap & drainer, integrated 'Bosch' dishwasher, 'Bosch' induction hob with 'Smeg' extractor fan, integrated 'Bosch' oven, grill & microwave, wine cooler, integrated fridge/freezer, built in storage & understairs storage, underfloor heating, skylight, bifold doors onto the patio, door way to utility:

### Utility

1.5m (4' 11") x 2.2m (7' 3")

Ample wall & base units with work tops over, stainless steel sink unit with mixer tap, space for washer & dryer, central heating radiator, UPVC double glazed window to the rear.

### Landing

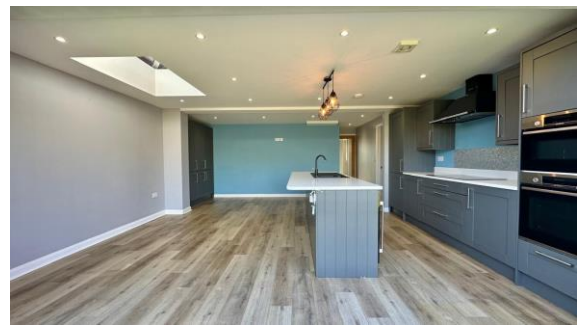
Doors off to all rooms, access to the loft.

### Bedroom One

3.1m (10' 2") x extending to 3.4m (11' 2") x 3.6m (11' 10")

Central heating radiator, UPVC double glazed window to the front, overstairs storage.

### Bedroom Two



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3.3m (10' 10") x extending to 3.9m (12' 10") x 2.6m (8' 5")  
Central heating radiator, UPVC double glazed window to the front.



### Bedroom Three

3.4m (11' 2") x 3.3m (10' 10")  
Central heating radiator, UPVC double glazed window to the rear & a Fitted wardrobe.

### Bedroom Four

2.4m (7' 10") x 2.7m (8' 10")  
Central heating radiator, UPVC double glazed window to the rear.



### Re-Fitted Bathroom

2.1m (6' 11") x 1.6m (5' 3")  
Fully re-tiled bathroom: low level WC, vanity sink unit with storage below, freestanding bath, column central heating radiator, UPVC double glazed window to the rear.



### Multipurpose Outbuilding

Outbuilding: 3.8m (12' 6") x 2.3m (7' 7") Power & lighting, double glazed french doors, double glazed windows facing garden. Outdoor storage: 3.4m (11' 2") x 2.3m (7' 7") Power & lighting, double glazed window facing garden.

### Rear

Slabbed patio leading to shared pedestrian side access, mostly laid to lawn with decorative pebbled areas, mature plants & trees, steps up to outbuilding, wooden fencing to both sides.

### Front

Large communal green to the front with a pavement leading to the front of the property, on street parking.



### AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (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. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5)

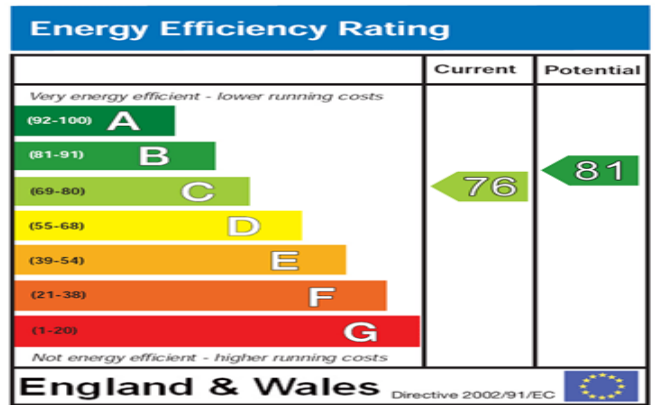


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Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.  
(6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

**TENURE - FREEHOLD**

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.