

Road Map



Hybrid Map



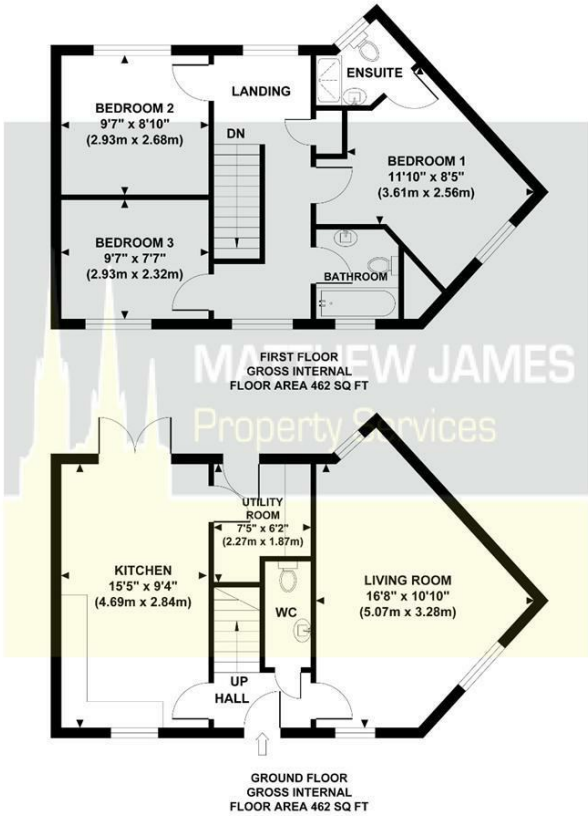
Terrain Map



MATTHEW JAMES
Property Services

Floor Plan

2 THE PAVILLION
Approximate Gross Internal Area 924 sq ft / 85.80 sq m



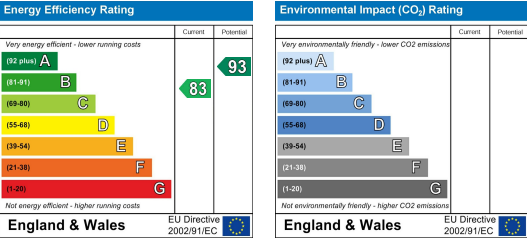
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



2 The Pavilion, St Michaels Grange
Binley, Coventry CV3 1QP

£295,000



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Approach

Front Garden

Laid to lawn with hedged perimeter and paved pathway that leads to the front door and into the:

Entrance Hallway

Having stairs off to the first floor and doors leading to:

Ground Floor WC

Having a low level WC, wash hand basin, extractor and tiling to all splash prone areas.

Living Room

16'8 x 10'10
Having a PVCu double glazed window to the front and rear gardens.

Kitchen

15'5 x 9'4
Having a PVCu double glazed window to the front elevation, a range of wall base and drawer units with work surface and upstands over, integrated four gas ring hob with extractor over, waist height oven, space for a fridge freezer, seating area, PVCu double glazed French doors to the rear garden area and door that leads to the:

Utility Room

7'5 x 6'2
Having a double obscure glazed door to the rear elevation, worksurface with space and plumbing beneath for a washing machine and wall mounted central heating boiler.

First Floor Landing

Having a PVCu double glazed window to the front and rear elevations, balustrade, airing cupboard, access to the loft area (fully insulated) and doors leading off to:

Master Bedroom

11'10 x 8'5
Having a PVCu double glazed window to the front elevation, built-in wardrobes to the one wall and door leading off to:

Master En-Suite

Having a PVCu double glazed window to the rear elevation, walk-in shower enclosure, low level flush WC, corner wash hand basin, extractor and tiling to all splash prone areas.

Bedroom Two

9'7 x 8'10
Having a PVCu double glazed window to the rear elevation.

Bedroom Three

9'7 x 7'7
Having a PVCu double glazed window to the front elevation.

Family Bathroom

Having a PVCu double obscure glazed window to the front elevation, panel bath with shower attachment, low level flush WC, washbasin, extractor and tiling to all splash prone areas..

Rear Garden

Having paved patio area, fenced perimeter. outside water tap and a pedestrian gate that leads to the garage.

Garage

Having an up and over door and power / lighting.

