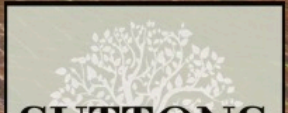
 **4**  
Bedrooms

 **3**  
Bathrooms





**Period Features. 9ft Ceilings. Self-Contained Annex. Garage/Workshop. Cul-de-Sac Location.**

**Ground Floor Bathroom. Solar Panels.**

Suttons Estate Agents are delighted to offer for sale this spacious and versatile four-bedroom semi-detached family home, benefiting from a substantial annex and garage/workshop to the rear. Situated within a quiet cul-de-sac just off Binley Road, the property enjoys a highly convenient location within walking distance of local shops, public houses, and Coventry City Centre. A selection of well-regarded primary and secondary schools are nearby, along with excellent transport links to the A444, A45 and M6 motorway network.

This characterful home retains a number of attractive period features, including impressive 9ft high ceilings, and briefly comprises a grand entrance hallway, fitted kitchen with integrated oven, gas hob and dishwasher, plus space for additional appliances. To the rear is a spacious sunroom featuring a multi-fuel log burner and French doors opening onto the garden, creating an ideal family and entertaining space. The ground floor also benefits from a pantry, shower room, and two reception rooms, one of which is currently utilised as a bedroom, offering excellent flexibility.

To the first floor are three generous double bedrooms, two of which feature built-in wardrobes. The principal bedroom also benefits from a dressing room, which was formerly a separate bedroom and offers potential to be reinstated if additional accommodation is required.

Externally, the property boasts a block-paved front garden, side access, and a beautifully maintained south-facing rear garden. The garden features a patio area, covered decked entertaining space with power and lighting, a lawned garden, and a small allotment area.

A particular highlight of the property is the substantial detached annex located at the rear of the garden. Constructed with double-brick walls and an insulated pitched roof, the annex comprises an entrance hallway, ground floor WC, large open-plan living/sleeping area currently used as a games room, kitchenette, and additional storage space. Adjoining the annex is a sizeable garage/workshop, making this an ideal space for multi-generational living, home working, hobbies, or a variety of other uses.

To the rear of the property, a gated service lane provides additional access and further parking opportunities.

Further benefits include CCTV, double glazing, gas central heating, and solar panels.

Viewing is highly recommended to fully appreciate the size, flexibility and potential this unique family home has to offer. Please take a look at our 360° virtual tour before contacting Suttons Estate Agents to arrange your viewing.

**Good to know:**

Built in the late 1920's, formally the (GEC) general electric company managers homes.

Solar panels - owned, feed in tariff, no battery pack.

Front door - west facing.

Rear garden - south facing.

Vendors position: relocating

Owned for over 25 years.

Boiler - located in the pantry, 10 years plus, serviced yearly.

Cul-de-sac road.

9ft high ceilings.

Council Tax Band - C

EPC - C

Rear access - gated lane.

Loft - located on the landing, with a ladder, mostly boarded.

Heating in the annex - Electric

Chandeliers x2, not included in the sale, but vendors are open to selling them by separate negotiation.

Room measurements found on the floor plan.

Internal area (including annex/garage) - 2229 sq ft / 207 sq meters.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



**Approximate total area<sup>m</sup>**  
2229 ft<sup>2</sup>  
207.2 m<sup>2</sup>

**Balconies and terraces**  
102 ft<sup>2</sup>  
9.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>77</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: Copsewood Terrace, 256 Binley Road, Binley, Coventry,

