



## **8 Saxon Close, Binley Woods, Coventry, CV3 2BH**

Asking Price £495,000



**A Detached Four Bedroom Home  
Cul-De-Sac Location Set in the Popular Village of Binley Woods  
Spacious Lounge Leading into the Dining Room  
Fitted Breakfast Kitchen Overlooking Rear Garden  
Ground Floor Cloakroom with WC  
Four Double Bedrooms to the First Floor  
Master Bedroom with En-Suite  
Family Bathroom to the First Floor  
Well Kept Rear Garden  
Double Length Garage to the Side**

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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### Entrance

Double glazed door to:

### Porch

Space for storage, UPVC double glazed windows to the front & side, UPVC double glazed door to:

### Hallway

4.7m (15' 5") (max) x 2.2m (7' 3") (max)

Stairs off to the first floor, understairs storage cupboard, gas central heating, UPVC double glazed window to the side, doors to: breakfast kitchen, ground floor cloakroom & lounge:

### Breakfast Kitchen

3.6m (11' 10") x 3.6m (11' 10")

Ample wall & base units with work tops over, cream sink unit with drainer & mixer tap, integrated fridge/freezer, space for washing machine, space for cooker, space for dish washer, low breakfast bar for two diners, large cupboard housing 'Baxi' boiler, serving hatch into the dining room, tiled floor & partly tiled walls, UPVC double glazed door to patio.

### Lounge

5.4m (17' 9") (max) x 5.5m (18' 1") (max)

Double doors into the dining room, gas fire, gas central heating, UPVC double glazed window to the front.

### Dining Room

4.1m (13' 5") x 3.0m (9' 10")

Central heating radiator, UPVC double glazed sliding patio doors onto the rear garden.

### Ground Floor Cloakroom

1.3m (4' 3") x 1.5m (4' 11")

Low level WC, hand wash basin, space for storage.

### Landing

2.2m (7' 3") (max) x 3.8m (12' 6") (max)

Access to the loft, airing cupboard housing hot water tank, UPVC double glazed window to the side, access to all rooms:



**Master Bedroom**

5.5m (18' 1") x 2.9m (9' 6")

Central heating radiator, UPVC double glazed window to the front, door to en-suite:



**En-Suite**

1.6m (5' 3") x 2.2m (7' 3") (extending to shower cubicle)

Low level WC, vanity sink unit with storage below, shower cubicle with sliding doors & tiled walls throughout.

**Bedroom Two**

2.7m (8' 10") x 4.1m (13' 5")

Built in double wardrobe with dresser, built in single wardrobe & bed recess over, gas central heating & UPVC double glazed window to the rear.



**Bedroom Three**

2.7m (8' 10") x 3.6m (11' 10")

Built in storage, gas central heating heating, UPVC double glazed window to the rear.



**Bedroom Four**

3.1m (10' 2") x 2.7m (8' 10")

Gas central heating & UPVC double glazed window to the side.

**Bathroom**

2.2m (7' 3") x 1.7m (5' 7")

Low level WC, tiled bath with shower over, hand wash basin, tully tiled walls, central heating radiator, built in storage, UPVC double glazed window to the front.



**Double Length Garage**

8.9m (29' 2") x 2.4m (7' 10")

Up & over garage door with direct access from the driveway, pedestrian door to the garden.

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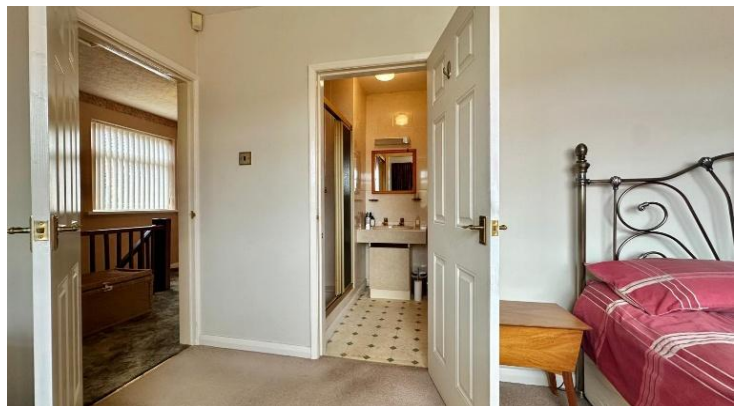
**Gardens**

**Rear**

Large patio area with a slabbed pathway leading to the garage & wooden veranda, mature shrub borders, wooden fence to side & rear.

**Front**

Large driveway accommodating approximately 6 cars & direct access to the garage.



### 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) 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.



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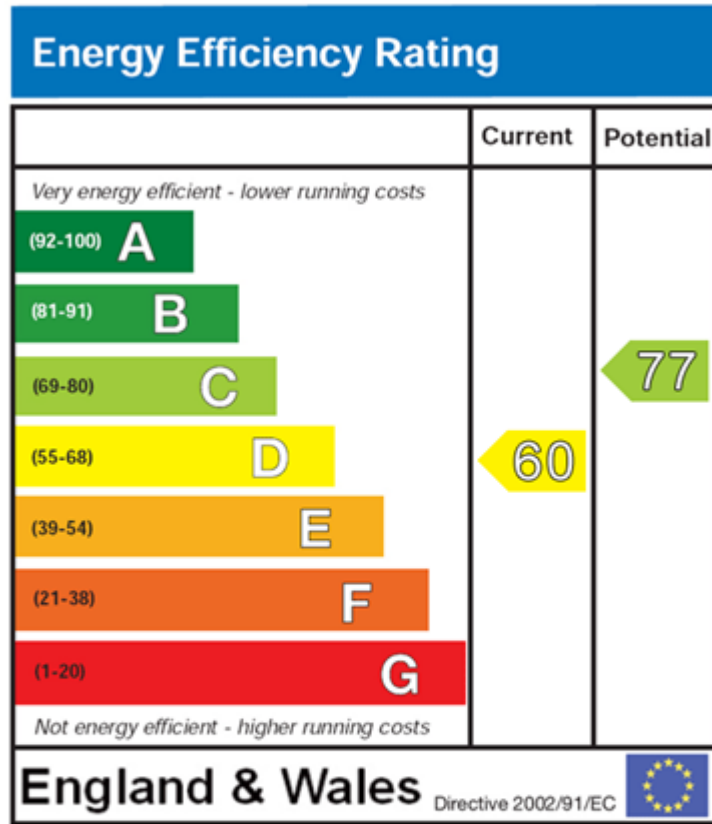


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**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.