



Cottesbrook Close Binley Coventry CV3 2FU

for sale
£275,000



Property Description

Situated in a quiet cul-de-sac within the popular residential area of Binley, this well-presented three-bedroom semi-detached home offers spacious accommodation ideal for families and first-time buyers alike.

The ground floor comprises a welcoming lounge, a separate dining room, and a fitted kitchen providing ample storage and workspace. To the first floor, there are three well-proportioned bedrooms and a fitted family bathroom.

Externally, the property benefits from front and rear gardens, offering excellent outdoor space for relaxation and entertaining. A garage located to the rear provides additional storage and off-road parking.

Conveniently positioned close to local amenities, schools, transport links and major road networks, this property presents an excellent opportunity to acquire a home in a sought-after location.

Approach

Double glazed front door.

Porch

Internal door to;

Entrance Hall

Stairs to first floor, radiator.

Lounge

Double glazed window to the front elevation, radiator and through to;

Dining Room

Double glazed patio doors to the rear elevation opening onto the rear garden, radiator and serving hatch to kitchen.

Fitted Kitchen

Range of wall and base mounted units incorporating an inset one & half bowl single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and door to the side elevation.

First Floor Landing

Double glazed window to the side elevation, loft hatch, storage cupboard and doors to;

Bedroom One

Double glazed window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the front elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail and double glazed window to the rear elevation.

Outside

Rear Garden

Patio area beyond being laid to lawn with borders.

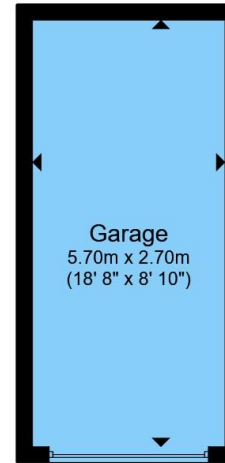
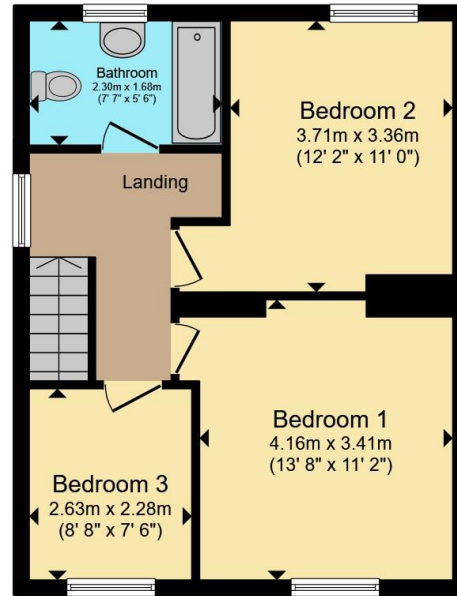
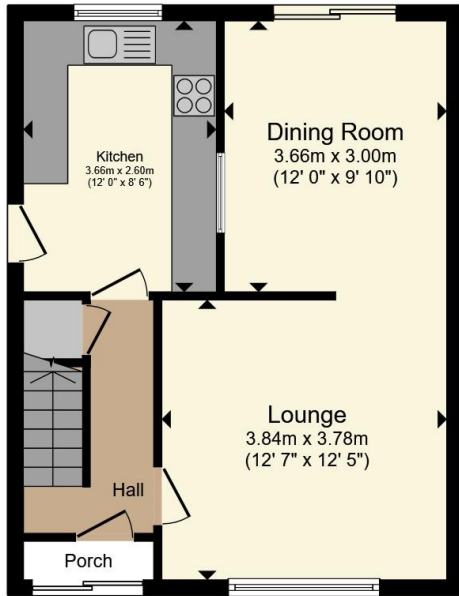
Garage

Garage to the rear with an up & over door.

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 99.8 m² (1,074 sq.ft.) approx

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.propertybox.io

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38 New Union Street
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EPC Rating: C Council Tax
Band: C

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Tenure: Freehold



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