



20 Kings Park Drive, Binley, Coventry, CV3 2UJ

HOWKINS &
HARRISON

20 Kings Park Drive,
Binley, Coventry,
CV3 2UJ

Guide Price: £465,000

Located in a popular residential area within Binley, this attractive four-bedroom property offers a perfect blend of comfort and versatility. The property boasts a spacious master bedroom complete with its own en-suite bathroom, two reception rooms which provide ample living space and a conservatory which can be enjoyed year-round. A notable feature of this property is the ground floor study/home office, which could be adapted for various uses to suit your lifestyle needs. In addition, there is ample driveway parking and an enclosed rear garden.

Features

- Four bedroom detached home
- Popular location
- Modern Fitted Kitchen
- Sitting room and separate dining room
- Master bedroom with en-suite
- Study/home office
- Off-road parking
- Conservatory to the rear
- Gas central heating
- UPVC double glazing



Location

Located on a sought-after development in the popular Binley area of Coventry, this well-positioned property offers an excellent blend of convenience, connectivity and access to green open spaces. Ideally situated close to University Hospital Coventry, the property benefits from a wide range of local amenities, excellent transport links and easy access to the surrounding countryside, including Coombe Abbey Park with its 500 acres of gardens, woodland walks and lakeside scenery. The property is within walking distance of both a green park and convenient local supermarkets. Further supermarkets and a variety of shops and a local gym are available within walking distance at Binley's Warwickshire Shopping Park, while Binley Business Park is also easily accessible on foot. Coventry city centre and the market town of Rugby are both just a short drive away, offering an extensive range of shopping, with retail outlets, leisure facilities, restaurants, theatres and further educational opportunities. Families are particularly well catered for, with the property falling within the catchment area for several highly regarded schools, including Clifford Bridge Academy, St Gregory's Catholic Primary School and Caludon Castle Secondary School, all within easy reach. The area is also ideal for commuters thanks to its excellent road and rail connections. The home offers excellent access to Coventry, Birmingham, Leicester and beyond via the M6, M69, M45 and M1 motorway networks.



Ground Floor

This well presented four bedroom family home offers spacious and versatile accommodation, ideal for modern family living. The property is entered via a welcoming entrance hall with stairs rising to the first floor and doors leading to the sitting room, Kitchen and study/home office. The former garage has been thoughtfully converted to provide a useful study, perfect for remote working or additional family space. To the front of the property, the sitting room is a bright and comfortable reception room featuring a charming fireplace which provides a welcoming focal point. Double doors lead through to the dining room, creating an excellent flow for everyday living. The modern fitted kitchen is well equipped with a range of integrated appliances and offers access to the rear garden as well as the dining room. To the rear, the dining room opens into a conservatory overlooking the garden, providing additional living space filled with natural light.



First Floor

To the first floor there are four well proportioned bedrooms, including a generous principal bedroom which benefits from its own en-suite shower room and built-in wardrobes. A contemporary family bathroom serves the remaining bedrooms which is fitted with a white suite comprising of a panelled bath with glass shower screen and shower over, wash hand basin with unit and a WC, finished with mosaic patterned flooring.

Outside

To the front of the property there is ample off-road parking alongside a lawned garden with a variety of established planting, creating an attractive approach to the home. The lawned rear garden is well maintained and enjoys a good degree of privacy, featuring mature herbaceous shrubs and established borders, with a paved patio area providing a pleasant outdoor space for relaxing and entertaining.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

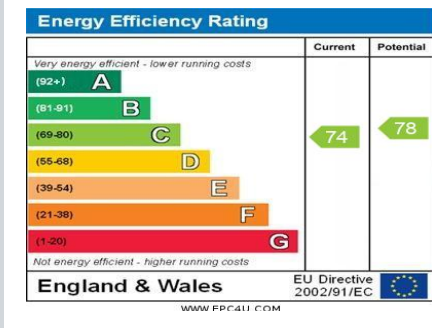
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

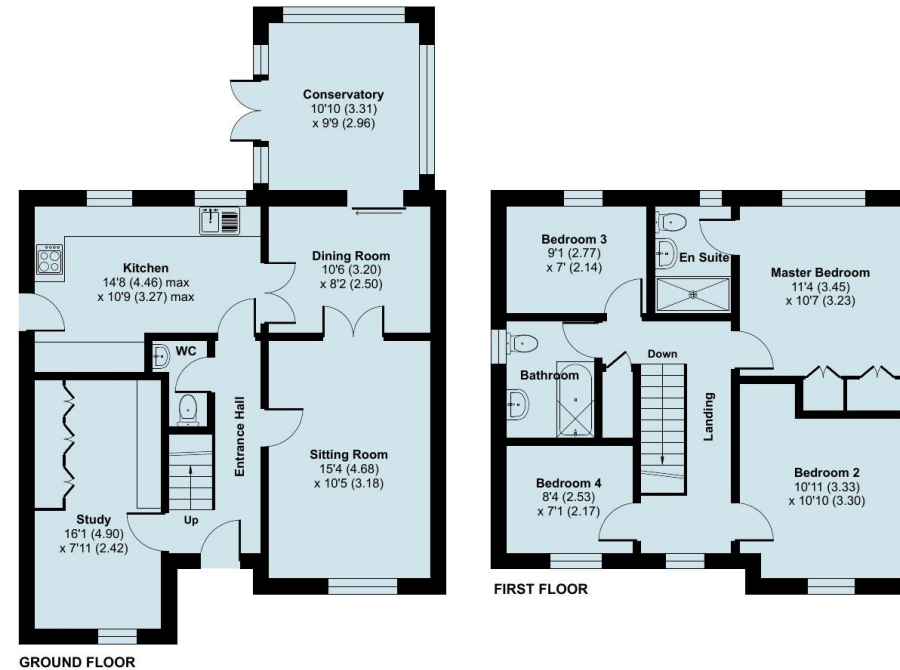
Coventry City Council. Tel:08085-83433.
Council Tax Band – E.



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Approximate Area = 1333 sq ft / 123.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1456290

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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