



7 Earls Walk, Binley Woods, Coventry, CV3 2AJ

Guide Price: £299,950



Extended Three Double Bedroom Mid Terrace House
Large Lounge Through to the Dining Room

Fitted Kitchen

Snug Area

Ground Floor WC

Three Large Bedrooms & a Family Bathroom to the First
Floor Integrated Garage with Direct Vehicle Access

Driveway to Rear

Well Maintained Garden to Front

Cul-De-Sac Location

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Entrance

Door to:

Dining Room

3.9m (12' 10") x 2.3m (7' 7")

Space for a dining table, large understairs cupboard, two central heating radiators, double glazed window to the front, flows into the lounge:

Lounge

4.8m (15' 9") x 3.0m (9' 10")

Electric fire, space for a corner sofa, central heating radiator, double glazed window to the front, doors into the lobby & kitchen:

Kitchen

3.0m (9' 10") x 3.1m (10' 2")

Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, space for gas cooker with extractor over, space for fridge/freezer, space for dishwasher, breakfast bar, central heating radiator, double glazed window to rear & double glazed door into snug:

Snug

2.9m (9' 6") x 2.6m (8' 6")

Tiled flooring, Central heating radiator, double glazed door & window to the rear, three double glazed Velux windows, door into the garage.

Lobby

Stairs off to the first floor and a door into the Ground Floor WC:

Ground Floor WC

Low level WC, hand wash basin and a chrome heated towel rail.

Landing

All rooms off:

Bedroom One

4.8m (15' 9") x 3.4m (11' 2")

Central heating radiator, double glazed window to the front.



Bedroom Two

3.1m (10' 2") x 3.0m (9' 10")

Central heating radiator, double glazed window to the rear.

Bedroom Three

2.6m (8' 6") x 3.4m (11' 2")

Central heating radiator, double glazed window to the front, hand wash basin with storage below.

Bathroom

2.0m (6' 7") x 2.9m (9' 6")

Low level WC, hand wash basin, panelled bath with electric shower, central heating radiator, airing cupboard housing combi boiler, double glazed window to the rear.

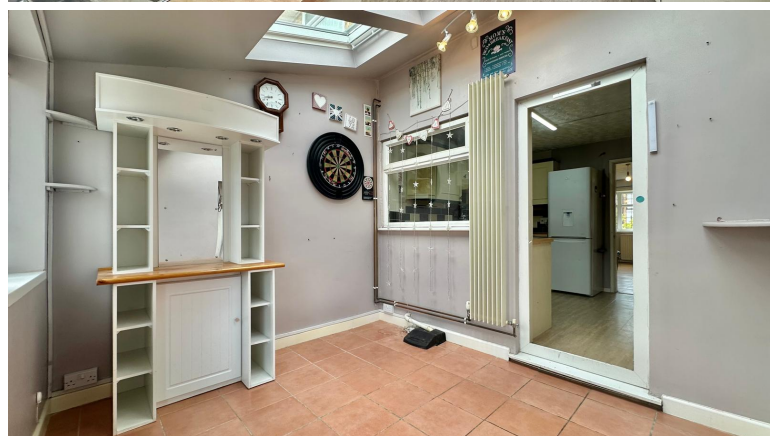
Garage

5.1m (16' 9") x 2.8m (9' 2")

Power & lighting, space for washing machine, double glazed Velux window, up & over door with direct vehicle access from the rear.

Gardens

Front Garden: slabbed pathway leading to a patio area with views across the gardens, mostly laid to lawn, pedestrian access to the front door. Rear Garden: Slabbed patio with a wooden fence to the front and to one side, brick wall to the other, driveway with space for one car with direct vehicle access into the garage.



AGENTS NOTES

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TENURE - FREEHOLD

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