



Connells

Newbold Close
Binley COVENTRY

Newbold Close Binley COVENTRY CV3 2HW

for sale offers over
£230,000



Property Description

Situated in the popular residential area of Binley, this well-presented three-bedroom property offers spacious family accommodation throughout.

The ground floor briefly comprises an entrance hall, a through lounge/dining room providing ample living and entertaining space, and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a fitted shower room.

Externally, the property benefits from a rear garden, ideal for outdoor enjoyment, together with a garage providing additional storage or parking.

Early viewing is highly recommended to appreciate all that this home has to offer.

Approach

Double glazed front door.

Porch

Double glazed internal door to;

Entrance Hall

Stairs to first floor, cupboard, radiator.

Through Lounge/Dining Room

Double glazed window to the front elevation, radiator, electric fire, laminate flooring and double glazed doors opening onto the rear garden.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Cooker point, plumbing for automatic washing machine, space for domestic appliance,

radiator, double glazed window to the rear elevation and door leading to the rear garden.

First Floor Landing

Loft hatch, 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 Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, radiator and double glazed window to the rear elevation.

Outside

Rear Garden

Patio area beyond being laid to lawn with garden shed and an outside w/c.

Garage

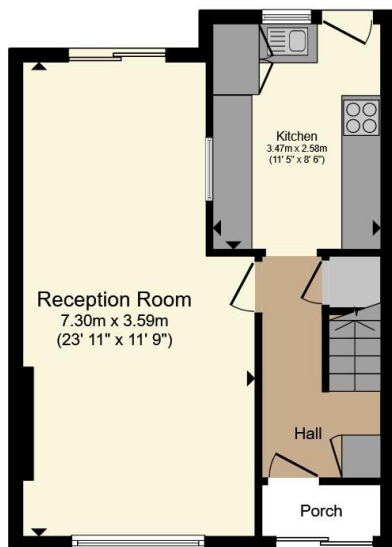
Up & over door.

Agents Note

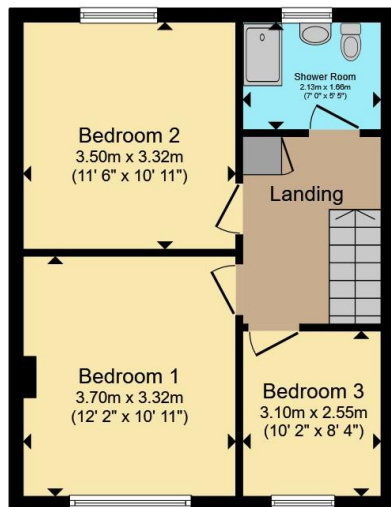
"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been

completed, the fee cannot be refunded, even if the property purchase does not go ahead."

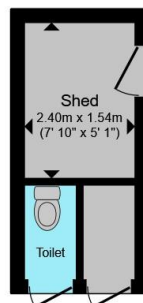




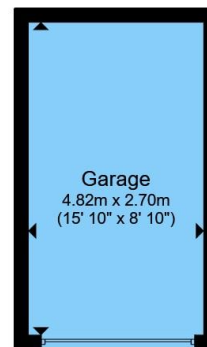
Ground Floor



First Floor



Outbuilding



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

Connells

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

view this property online connells.co.uk/Property/COV324088

Tenure: Freehold



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