



9 Rowan Close, Binley Woods, Coventry, CV3 2JX

Guide Price £450,000



Stunning Four Double Bedroom Semi-Detached House
Cul-De-Sac Position in Village Location
Extended Kitchen
Lounge, Extended Dining Room & Snug
Integral Garage with Ground Floor WC
Three Double Bedrooms to the First Floor
Re-Fitted Family Bathroom with Freestanding Bath & Separate Shower
Master Bedroom with Fitted Wardrobes & En-Suite to the Second Floor
Acoustic Outbuilding to the rear
Driveway to the Front & Private Rear Garden

Accommodation Comprises

Ground Floor

Door to Porch

Porch

0.9m (2' 11") approx x 1.4m (4' 7") approx

UPVC window to the side and door to:

Hall

*3.0m (9' 10") approx x 2.3m (7' 7") approx
narrowing to 0.9m (2' 11") approx*

Stairs leading off to the first floor. Storage space. Central heating radiator. Doors into ground floor WC and garage.

Ground floor WC

1.2 m (3' 11") approx x 0.9m (2' 11") approx
White low level WC. White wall mounted wash hand basin. Tiled floor and part tiled walls. heated chrome towel rail.

Lounge

3.5m (11' 6") approx x 4.0m (13' 1") approx
UPVC double glazed bay window to the front. Central heating radiator, Gas burner. Opening through to:

Dining Area and Snug

3.5m (11' 6") approx x 5.5m (18' 1") approx
Two Central heating radiators. large Velux window. UPVC double glazed windows to the rear. Bi-fold doors leading onto Rear Garden Door into:

Kitchen

*4.9m (16' 1") approx x 2.9m (9' 6") approx
widening to 4.3m (14' 1") approx*
Grey Gloss ample wall and base units with work tops over. Stainless steel sink unit with separate drainer and mixer tap. Space for large Rangemaster (with gas point) Space for automatic washing machine. Integrated Fridge Freezer. Central heating radiator. UPVC double glazed window to the front, UPVC Double glazed window to the side, and Two UPVC double glazed windows to the Rear. UPVC double glazed door to the side



First Floor

Landing

With stairs leading off to the second floor. Doors off to all rooms

Bedroom 2

3.0m (9' 10") approx x 3.5m (11' 6") approx

Built in cupboard housing combi boiler. Central heating radiator. UPVC double glazed window to the rear. Overlooking park field.

Bedroom 3

3.0m (9' 10") approx x 3.5m (11' 6") approx

Built in TV/ wall storage. Central heating radiator. UPVC double glazed window to the front.

Bedroom 4

2.9m (9' 6") approx x 2.5m (8' 2") approx

central heating radiator. UPVC double glazed window to the front.

Family Bathroom

2.8m (9' 2") approx x 2.5m (8' 2") approx

White suite comprising: Low level WC, White vanity sink unit with storage below. Freestanding bath with mixer tap and shower hose attachment. Shower cubicle with rainfall shower. Fully tiled walls and floor. Column central heating radiator. UPVC double glazed window to the rear.

Second Floor

Stairs and small landing

Velux window. Built in storage. Door into Master Bedroom

Master Bedroom

3.7m (12' 2") approx x 4.4m approx (14' 5") max x 3.5m (11' 6") approx min

Four built in double wardrobes. Storage into the eaves with lighting and boarding. Central heating radiator. UPVC double glazed window to the rear, overlooking park fields. Opening into:

En-Suite

2.0m (6' 7") approx x 2.5m (8' 2") approx max and min 1.2m (3' 11") approx

White suite comprising: Low level WC. Vanity sink with storage below and mixer tap. Walk in shower



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cubicle with rainfall shower. Fully tiled walls and floors. Heated chrome towel rail. UPVC double glazed window to the rear.

**Outside
Gardens**

Front Garden: with block paved driveway with off road parking for approx 2/3 vehicles. Side pedestrian access. Direct access to Garage.
Rear Garden: Slabbed patio areas. Artificial lawn. Fencing to sides and rear. Large shed and Outbuilding.

Outbuilding

4.1m (13' 5") approx max x 2.34m (7' 8") approx min x 3.6m (11' 10") approx

With power and lighting. Bar Area. Sound proofing. UPVC double glazed doors onto the garden.



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

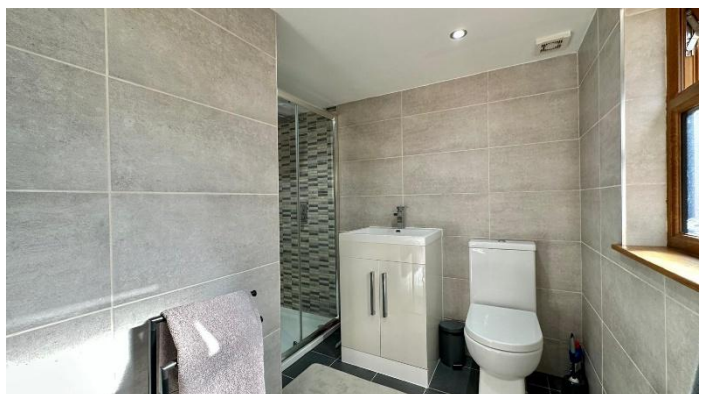
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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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.

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