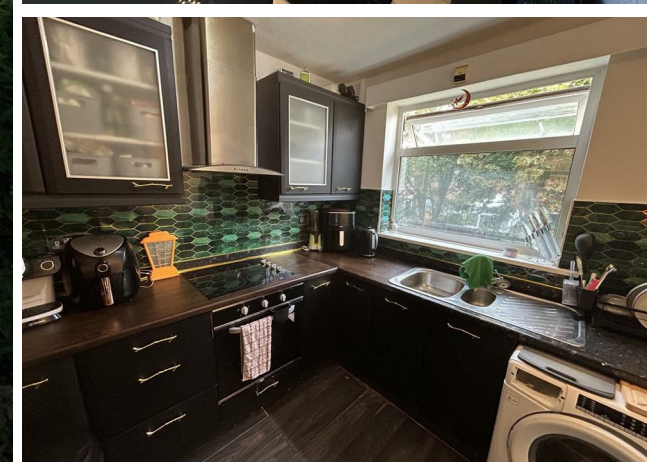




Ilford Court Binley Woods Coventry CV3 2JN
£170,000

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SALES AND LETTINGS

Welcome to this first floor apartment located in the quiet area of Ilford Court, Binley Woods, Coventry. This cosy property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. The flat boasts a bright and airy reception room, which is perfect for relaxation or entertaining guests, enhanced by great natural lighting that fills the space.

The interior is designed with a combination of wooden and laminate flooring. The well-appointed bathroom ensures convenience and comfort for all residents. Situated in a peaceful neighbourhood, this property offers a perfect blend of comfort and accessibility and also includes a garage.

Lounge
20'8" x 17'7" (6.32 x 5.38)

This centre built lounge has wooden flooring, one radiator and doors to both bedrooms, kitchen and entrance hallway. Two light fittings accompanied with natural light from the sliding doors to the balcony, with shutters to provide shade if necessary.

Kitchen
9'9" x 7'8" (2.98 x 2.36)

This kitchen has wooden flooring and is fitted with an electric oven and hob with an extractor fan. Matching base and wall units with a half tiled wall around countertops. Chrome sink and light fitting accompanied with a side window to provide natural light.

Bedroom One
11'4" x 10'10" (3.47 x 3.32)

This bedroom has laminate flooring, two built in cupboards, one with sliding doors. Also includes a chrome light fitting and a radiator beneath the rear facing window.

Bedroom Two
11'4" x 7'4" (3.47 x 2.25)

This bedroom has laminate flooring, one built in cupboard with sliding doors. Also includes a chrome light fitting and a radiator beneath the rear facing window.

DISCLAIMER

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Bathroom
7'8" x 5'5" (2.36 x 1.67)

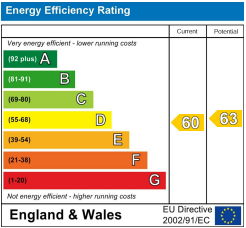
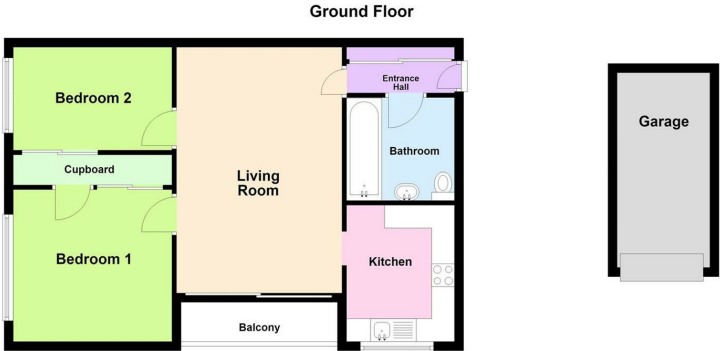
This white bathroom suite has laminate flooring with flush lighting. It's fully tiled around the bath and natural lighting through a front facing window, which also helps with ventilation.

Entrance hallway
8'4" x 3'1" (2.56 x 0.96)

This entrance hallway has wooden flooring, a chrome light fitting and access to the bathroom. There's a single radiator and a built in cupboard with a mirror front.

Balcony
11'3" x 3'1" (3.44 x 0.96)

This accessible balcony has astroturf flooring.



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