



## 12 Sir Winston Churchill Place, Binley Woods, Coventry, CV3 2BT

Asking Price £310,000



A Modern Three Bedroom Mid Terraced House  
Situated in a Popular Village Location  
Re-Fitted Breakfast Kitchen with Mostly Integrated Appliances  
Large Through Lounge Diner  
Three Bedrooms to the First Floor  
Fully Tiled Bathroom to the First Floor  
Well Maintained Rear Garden  
Generous Driveway to the Front  
Gas Central Heating & UPVC Double Glazing

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

### Entrance

UPVC double glazed door to:

### Porch

UPVC double glazed windows to the front & side, space for storage, UPVC double glazed door into:

### Hallway

Amtico LVT floor into the kitchen, modern central heating radiator, stairs off to the first floor, doors to the lounge & kitchen:



### Re-Fitted Breakfast Kitchen

5.4m (17' 9") (max length) x 3.1m (10' 2") x 2.5m (8' 2")

Ample wall & base units with work tops over, stainless steel sink unit with mixer tap & drainer, integrated 'AEG' dish washer, integrated "AEG" double oven & grill, 'AEG' induction hob, integrated Bosch' fridge/freezer, space for washing machine & dryer, breakfast bar for two diners, Amtico LVT floor, understairs storage cupboard, modern central heating radiator, UPVC double glazed window to the front & rear, UPVC double glazed door onto the rear garden.



### Lounge

5.4m (17' 9") x 3.3m (10' 10") x 4.3m (14' 1") (max width)

Electric fire, two central heating radiators, UPVC double glazed windows to the front & rear, UPVC double glazed sliding door onto the patio.



### Landing

Access to the loft, UPVC double glazed window to the rear, storage cupboarding housing 'Baxi' boiler.

### Bedroom One

3.6m (11' 10") x 3.1m (10' 2")

Overstairs storage cupboard, central heating radiator, UPVC double glazed window to the front.

### Bedroom Two

3.3m (10' 10") x 2.6m (8' 6")

Central heating radiator, UPVC double glazed window to the front.



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**Bedroom Three**

2.7m (8' 10") x 2.4m (7' 10")

Central heating radiator, UPVC double glazed window to the rear.

**Re-Fitted Bathroom**

Low level WC, hand wash basin, pannelled bath with electric shower & shower screen, chrome heated towel rail, fully tiled walls & floor, airing cupboard, UPVC double glazed window to the rear.

**Rear**

Mostly laid to lawn with a slabbed patio area & a pathway leading to a shed, decorative pebbled section perfect for outdoor seating & dining, pedestrian side access, brick storage, wooden fencing to both sides & rear.

**Front**

Large driveway providing ample parking & pedestrian side access.



### 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.

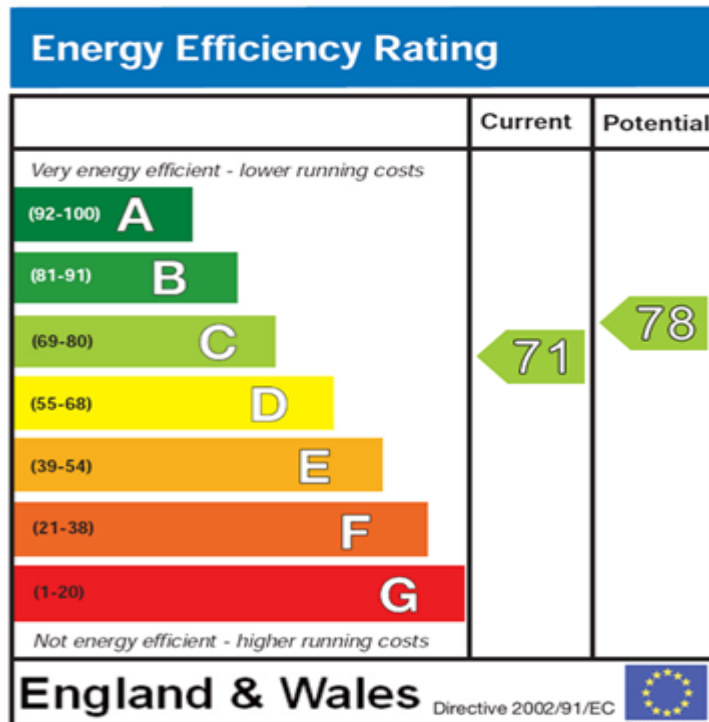
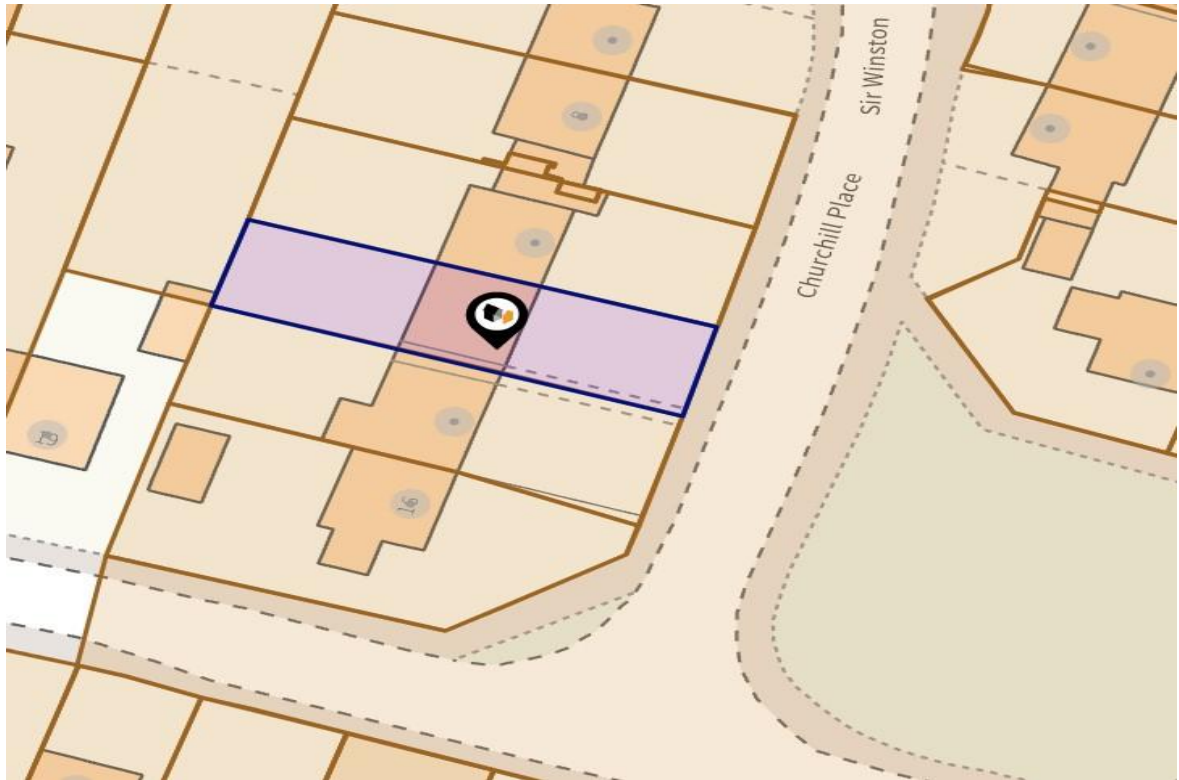


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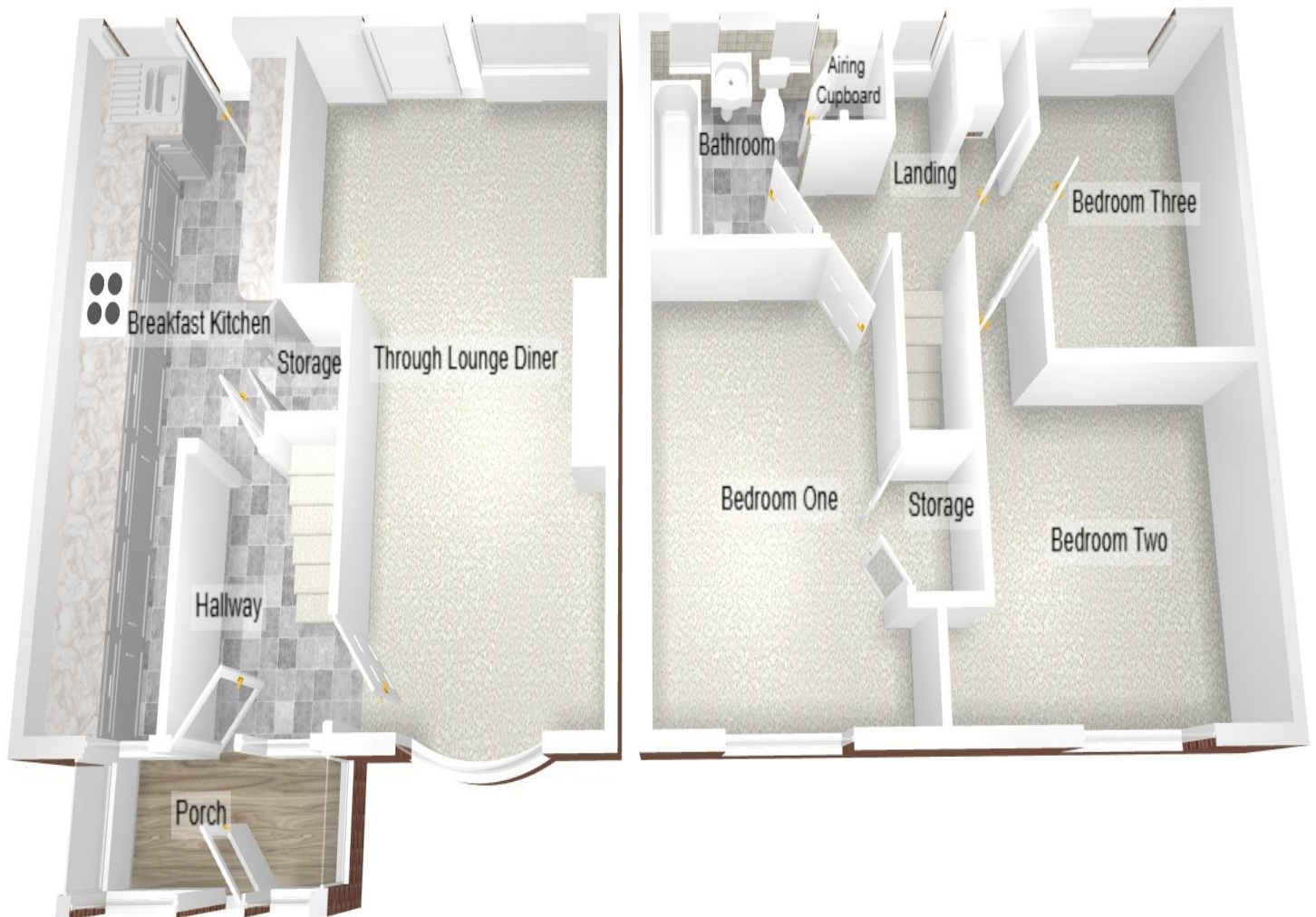


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.