



**Connells**

Foxton Road  
Binley COVENTRY



### Property Description

NO CHAIN Located in the well regarded area of Ernesford Grange and being ideally situated for the local schools and all amenities we have a three bedroom semi detached family home, boasting a lounge/diner, kitchen, conservatory, three good sized first floor bedrooms and a family bathroom, outside you have driveway parking to the front, garage with additional hardstanding to the rear.

### Approach

Double glazed door leading to:

### Entrance Porch

Double glazed window to the front and double glazed door to:

### Entrance Hall

Understairs cupboard, central heating radiator, stairs rising to the first floor and doors to:

### Through Lounge

Double glazed window to the front aspect, central heating radiator, gas fire with surround, and door to:

### Kitchen

The kitchen comprises of a range of wall and base mounted units incorporating a one and a half bowl sink drainer unit with work surfaces and splashbacks over, gas cooker with hood above, plumbing for washing machine, pantry cupboard, double glazed window to the rear aspect and a double glazed door to the side.

### Conservatory

Double glazed windows to the rear and double glazed door opening onto the rear garden.

### First Floor Landing

access to insulated loft space, cupboard housing the combination boiler, double glazed window to the side and doors to:

### Bedroom One

Double glazed window to the front aspect, and a central heating radiator.

### Bedroom Two

Double glazed window to the rear aspect, fitted wardrobe and a central heating radiator.

### Bedroom Three

Double glazed window to the front aspect, cupboard over the stairs and a double glazed window to the front aspect.

### Bathroom

Being tiled and comprising of a bath with shower over, low level wc, wash hand basin set within a vanity unit, central heating radiator and a double glazed window to the rear aspect.

### Outside Front

To the front is a driveway providing off road parking for two vehicles.

### Rear

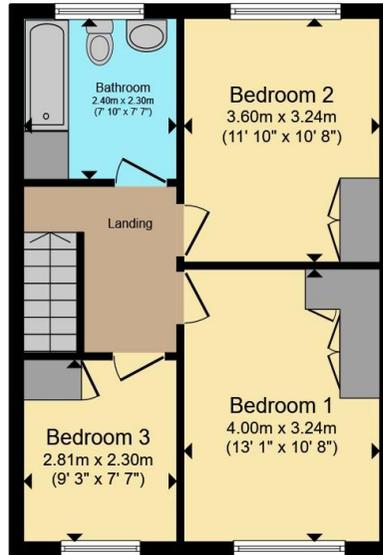
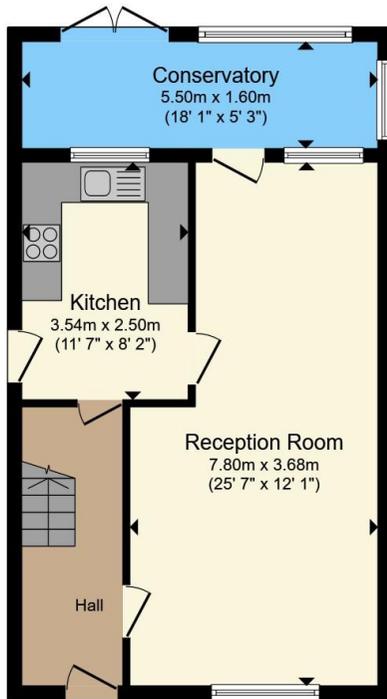
patio area beyond being laid to lawn with pathway leading to the hardstanding and access to the garage.

### Garage

15' 4" x 11' 8" ( 4.67m x 3.56m )

Having double doors, power and light.,





**Ground Floor**

**First Floor**

Total floor area 92.9 m<sup>2</sup> (1,000 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: C

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Tenure: Freehold



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