



305 Rugby Road, Binley Woods, Coventry, CV3 2BE

HOWKINS &
HARRISON

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Binley Woods,
Coventry, CV3 2BE

Guide Price: £800,000

Situated on Rugby Road in the sought after Binley Woods, Coventry, this impressive five bedroom extended detached property offers spacious modern living spanning over three floors, with a private rear garden and parking for several vehicles.

Features

- Sought after location
- Extended five bedroom family home
- Large open plan kitchen/dining/family room
- Separate sitting room and further reception room
- Study
- Built-in appliances
- Master bedroom with walk in wardrobe and ensuite bathroom
- Lounge and ground floor shower room
- Bedroom two with en-suite
- Off-road parking for several vehicles
- Family bathroom
- Laundry room



Location

Binley Woods is a village and civil parish within the borough of Rugby, Warwickshire, on the eastern outskirts of Coventry. Local amenities include a public house and a row of shops in Woodlands Road, which include a newsagent, butcher, hairdresser, chemist, takeaway, and off-licence. A village hall acts as a hub for social and community events. Rugby town and the city of Coventry are just a short drive away and offer a host of facilities including a range of retail outlets, leisure facilities, restaurants, theatres and some excellent schooling. The village is also well placed for the commuter, thanks to excellent road and rail links.



Ground Floor

The welcoming entrance hall is finished with stylish ceramic tiled flooring and provides access to the ground floor accommodation, including a modern shower room and the open plan kitchen/dining/family room. The shower room is fitted with a contemporary white suite, featuring a corner shower enclosure and quality fixtures. To the rear of the property, the modern fitted kitchen is well appointed with a range of integrated appliances and a breakfast bar, offering both functionality and style. This space opens into an impressive open-plan dining and family area, enhanced by bi-fold doors that flood the room with natural light and provide seamless access to the garden. The layout continues to offer excellent versatility, leading through to a dedicated study area, ideal for home working, a further sitting room and reception room, creating additional living space perfect for relaxation.





First Floor

There are three double rooms to the first floor, which includes the master bedroom with a four piece modern white suite with tiled floors and a walk-in wardrobe. A useful laundry room with built-in storage, washing machine and tumble dryer. Bedroom two also benefits from its own en-suite shower room. Bedroom three has a door leading to a walk-in loft space. A stair case leads to the second floor.

Second Floor

The second floor features a spacious landing, providing access to two further double bedrooms, a family bathroom, and a large storage cupboard, offering excellent additional space for a growing family.

Outside

Externally, the property is approached via double wrought iron gates, opening onto a block paved driveway which provides ample off-road parking. The frontage benefits from a good degree of privacy, enhanced by mature shrubs and fencing. To the rear, the garden is thoughtfully landscaped, with a generous paved patio area directly accessed from the kitchen via bi fold doors, leading down to a sunken patio ideal for outdoor entertaining. A charming picket fence and gate open onto a lawn, which wraps around the side of the property and is complemented by a variety of established shrubs and planting.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

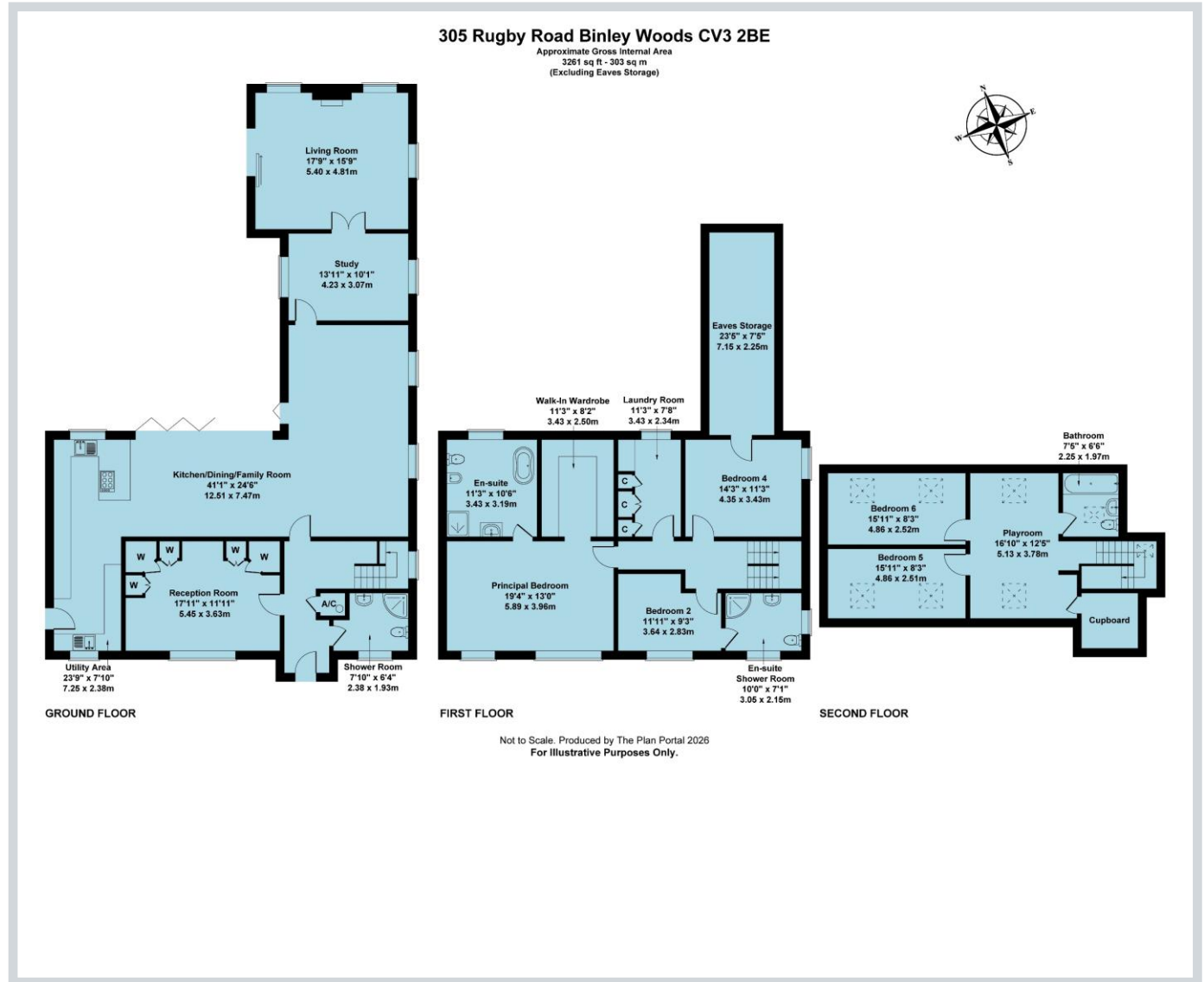
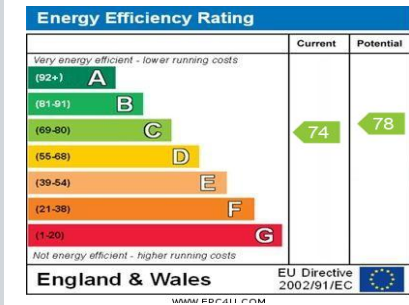
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.



Howkins & Harrison

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