



Connells

Pinewood Drive
Binley Woods Coventry

Pinewood Drive Binley Woods Coventry CV3 2BX

for sale
£290,000



Property Description

****NO UPWARD CHAIN**** Situated in the highly sought-after residential area of Binley Woods, this fully re-decorated two-bedroom semi-detached bungalow offers spacious and versatile accommodation throughout.

The property briefly comprises a welcoming lounge, a fitted kitchen, useful utility room, two well-proportioned bedrooms, and a fitted shower room. In addition on the second floor there is a large loft room providing valuable extra space that could be utilised as a home office or hobby room.

Externally, the property benefits from a driveway providing off-road parking, a large detached garage, and an enclosed rear garden, ideal for relaxing and entertaining.

Conveniently located close to local amenities, schools, and excellent transport links, this attractive bungalow presents an excellent opportunity for a range of buyers, including downsizers, first-time buyers, and those seeking single-storey living in a desirable village setting.

Approach

Front door.

Entrance Hall

Doors to;

Lounge

Feature fireplace surround with gas fire, radiator and double glazed doors opening onto the rear garden.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed window.

Utility

Access to the front and rear of the property.

Bedroom One

Double glazed window to the front elevation, built-in wardrobe and radiator.

Bedroom Two

Double glazed window to the front elevation and radiator.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

Loft Room

Double glazed window to the side elevation, radiator and storage to eaves.

Outside

Front Of Property

Driveway providing parking for two vehicles.

Rear Garden

Paved patio area beyond being laid to lawn.

Garage

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor

First Floor

Total floor area 162.4 m² (1,748 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

Connells



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38 New Union Street
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EPC Rating: D Council Tax
Band: D

view this property online connells.co.uk/Property/COV324194

Tenure: Freehold



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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