



Connells

Ullswater Road
Binley Coventry



Property Description

This re-furnished end of terrace family home is situated in a popular residential location just off Binley Road, benefiting from direct car access to off road parking leading to a concrete hardstanding and an EV charging point to the side elevation. The accommodation briefly comprises: ground floor through lounge/dining room, fitted kitchen and a conservatory. To the first floor there are three bedrooms and a family bathroom.

Approach

Double glazed front door to:

Porch

Double glazed internal door to:

Entrance Hall

Stairs to first floor, understairs storage, storage cupboard and door to:

Through Lounge/Dining Room

Double glazed window to the front elevation, radiator, feature fireplace surround with fire and double glazed patio doors to the rear elevation.

Fitted Kitchen

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob with cookerhood over, integral dishwasher, radiator, double glazed window to the rear & side elevations and door leading to the rear garden.

Conservatory

Double glazed windows, laminate flooring, radiator and double glazed doors opening onto the rear garden.

First Floor Landing

Airing cupboard, access via pull down ladder to loft space and doors to:

Bedroom One

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

Bedroom Two

Double glazed window to the rear elevation and radiator

Bedroom Three

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

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail and two double glazed windows to the rear elevation.

Outside

Front Of Property

Driveway providing off road parking for several vehicles. There is an EV charging point to the side elevation.

Rear Garden

Patio area beyond being laid to lawn.

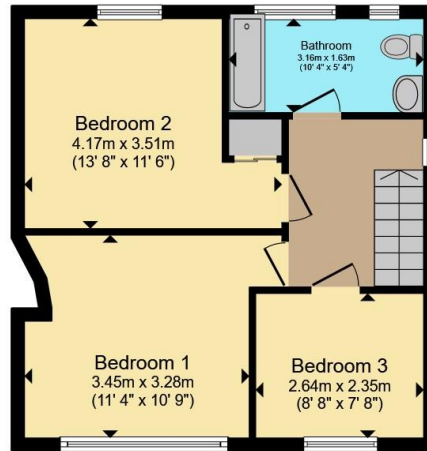
Outside Utility

Stainless steel sink drainer, plumbing for washing machine and door to the side elevation.





Ground Floor



First Floor

Total floor area 106.9 m² (1,150 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



To view this property please contact Connells on

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

Tenure: Freehold

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