



Rugby Road, Binley Woods
CV3 2BD

£280,000

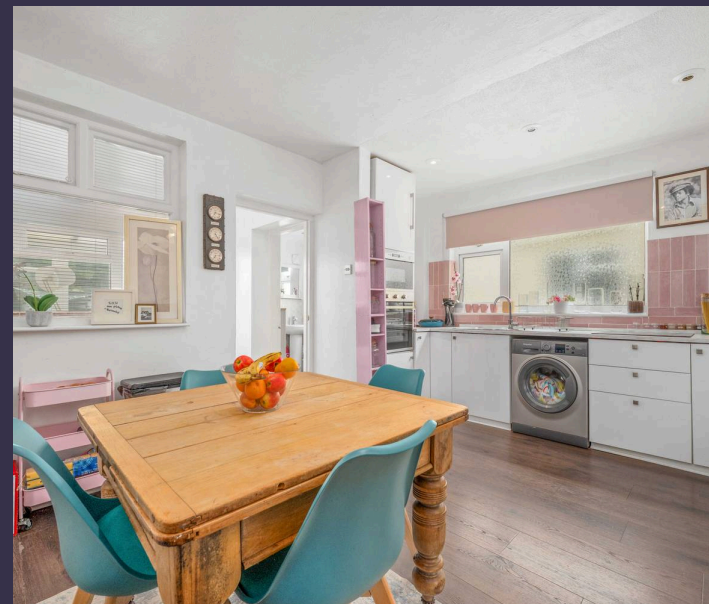


If you are looking for a home in a village setting that offers more than just the standard layout, then this could be exactly what you've been waiting for. The property is being offered for sale with no onward chain giving a certain amount of peace of mind!

Positioned along the Rugby Road in the ever-popular village of Binley Woods, this is a property that offers far more than first meets the eye. Yes, it's a two-bedroom semi-detached home, but the way it has been reconfigured and extended gives it a level of flexibility that you simply don't find in many homes of this type. The property is well presented throughout and ready to move into, however buyers should note that it does not currently benefit from central heating. Gas is connected to the property, making installation straightforward, and the home is presently heated via gas fires, offering an opportunity to further enhance the property to their own specification.

Binley Woods is a fantastic place to live, offering a real sense of community along with day-to-day convenience. There is a local primary school and village shop within easy reach, making it particularly appealing for families. At the same time, you are perfectly placed to enjoy the outdoors, with Coombe Abbey Park and Brandon Marsh Nature Reserve both just a short distance away. Whether it's weekend walks, time spent by the water or simply getting out into nature, this location really does offer the best of both worlds. There are also several local footpaths and countryside walks right on your doorstep.

As you arrive, the driveway provides off-road parking for multiple vehicles, immediately setting the tone for a practical home.





Step inside and the entrance lobby has stairs rising ahead and a door to the left that enters you into a welcoming living room having a big bay window to the front allowing plenty of light to flood the room and offers views across the road to woodland. There is a fireplace creating a focal point to the room. This is a well-proportioned space with space for a couple of sofas.

From here, the property opens into the dining kitchen, which really becomes the hub of the home. There is plenty of room here not just for cooking, but for dining and day-to-day living, making it a sociable and functional space where the chef of the house can cook whilst still engaging with dining guests. The kitchen is fitted with white modern units and having space for appliances.

Carrying on towards the rear is the versatile reception room and this is where the property really stands out. Whether you need a home office, playroom, second sitting room or even a more formal dining area, this space adapts easily to suit your lifestyle.

Off this room is the downstairs shower room, a hugely valuable addition that adds a level of convenience you don't often find in homes of this size; perfect for guests, busy households or those wanting more flexible living arrangements.

To the rear, the conservatory provides yet another reception space, overlooking the garden and offering a light-filled area to relax, entertain or simply unwind.



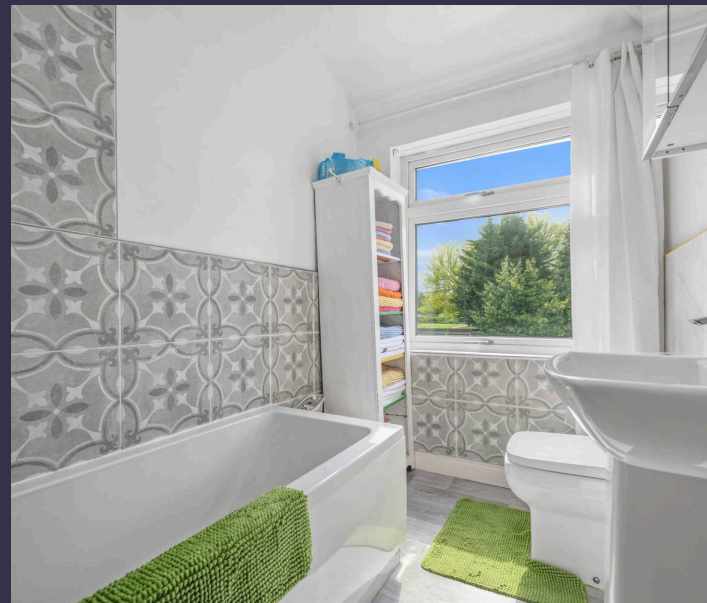
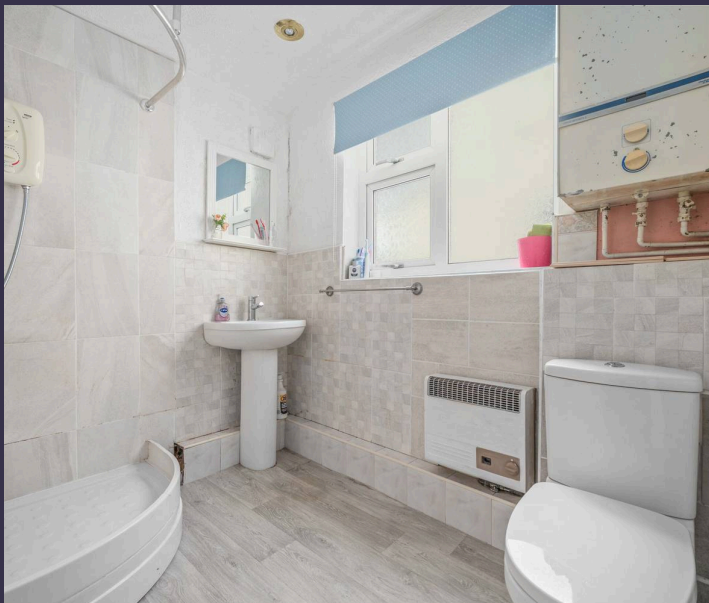


Upstairs, there are two genuinely good-sized double bedrooms, both offering comfortable accommodation rather than the typical compromise. The main bathroom is also located on this floor, meaning you benefit from two bathrooms in total, a real plus point for modern living.

Outside, the rear garden is designed with ease of maintenance in mind, creating a private and usable space without the burden of constant upkeep. There is seating areas and lawn making this ideal for children playing whilst adults enjoy al-fresco dining and summer BBQ's.

What really makes this home stand out is not just the space inside, but the lifestyle it offers combining village living, everyday convenience and easy access to some of the area's best outdoor spaces.

The property is ideally positioned within the sought-after village of Binley Woods, offering the perfect balance between convenience and countryside living. Coventry city centre is just a short drive away, along with excellent transport links including the A46 and M6, making it ideal for commuters. What really sets this location apart, however, is its access to green space. You are within easy reach of Coombe Abbey Park and Brandon Marsh Nature Reserve, both offering beautiful parkland, lakes and woodland walks. Closer to home, there are also a number of local footpaths and open spaces, perfect for daily walks. With a local primary school, village shop and strong community feel, this is a location that appeals equally to families, professionals and those looking to enjoy a quieter pace of life without feeling cut off.



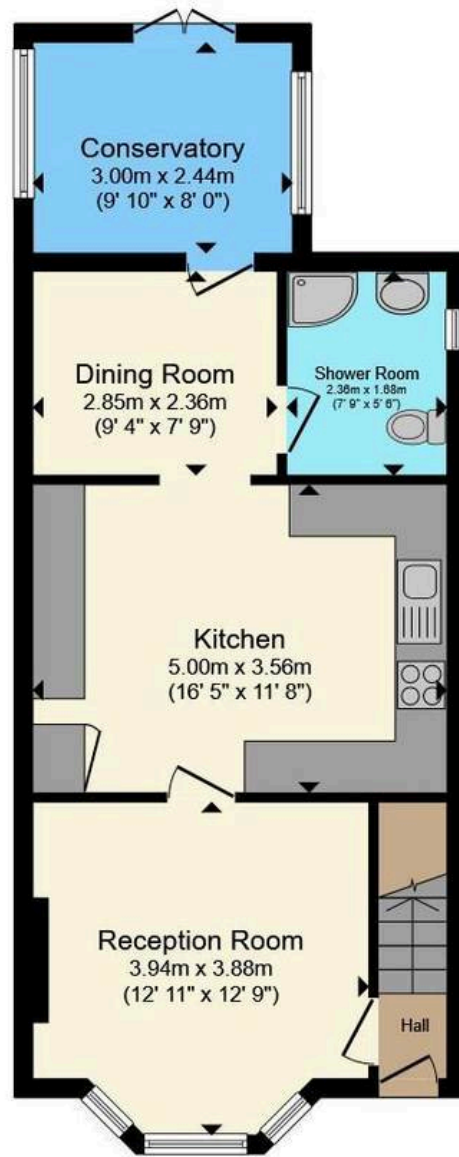


Council Tax band: C

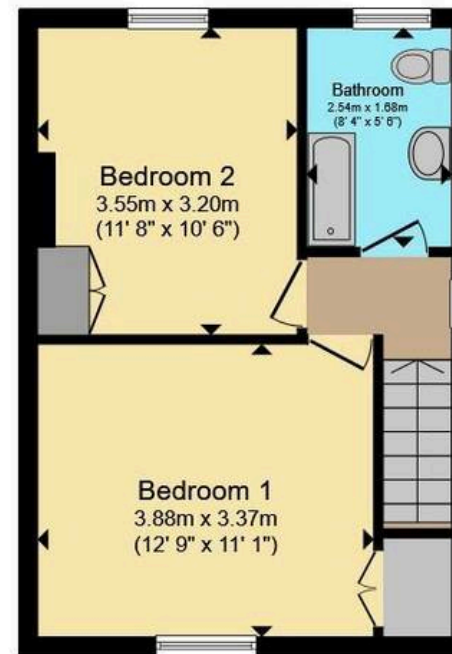
Tenure: Freehold

EPC Energy Rating: E

- Extended Two Double Bedroom Semi-Detached Home
- Versatile Layout with Multiple Reception Spaces
- Spacious Dining Kitchen – The Heart of the Home
- Additional Reception Room Ideal as Office, Playroom or Dining Room
- Two Bathrooms – a Valuable Feature
- Bright Conservatory Overlooking the Garden
- Driveway Providing Off-Road Parking for Multiple Vehicles
- Within Easy Reach of Coombe Abbey Park and Brandon Marsh Nature Reserve
- Located in the Highly Sought-After Village of Binley Woods, Close to School & Local Shop
- Available With No Onward Chain, Allowing For A Straightforward Purchase



Ground Floor



First Floor

Total floor area 87.3 m² (940 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





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