



4 Rowan Close, Binley Woods, Coventry, Warwickshire, CV3 2 JX

HOWKINS &
HARRISON

4 Rowan Close, Binley Woods,
Coventry, Warwickshire, CV3 2JX

Guide Price: £350,000

Offered for sale with no onward chain, a beautifully presented three bedroom semi detached property situated in the popular location of Binley Woods, offering a modern kitchen and a contemporary bathroom, further benefitting from a low maintenance rear garden, off road parking and a single garage.

Features

- No onward chain
- Three bedroom semi detached
- Contemporary modern fitted kitchen
- Wood burning stove
- Low maintenance rear garden
- Fitted wardrobes
- Modern four piece bathroom
- Block paved driveway
- Timber built BBQ area and outdoor seating
- Gas central heating and UPVC double glazing



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, cafe, 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

A covered and under floor heated storm porch welcomes you into the home and offers direct internal access to the garage, which is currently configured as a spacious and practical utility area with an integral fridge, separate freezer and space with plumbing for a washing machine and tumble dryer. Stepping from the porch, you are greeted by a bright and inviting dining room positioned to the front of the property, with convenient access to the staircase leading to the first floor. To the rear, the generous sitting room enjoys pleasant views over the garden and features a wood burning stove along with French doors opening onto the patio, creating a seamless connection between the indoor and outdoor living spaces. Adjoining the sitting room is the stylish contemporary kitchen, fitted with an excellent range of modern wall and base units, complementary work surfaces, and a selection of integrated appliances to include two electric ovens, microwave, coffee machine, five ring gas hob, extractor fan and dishwasher.

First Floor

The first floor offers two well proportioned double bedrooms, each benefiting from extensive built-in wardrobe space, together with a spacious third single bedroom that is ideal as a child's room, guest bedroom or home office. Completing the accommodation is an exceptionally generous modern, fully tiled family bathroom, beautifully appointed with both a full-sized free-standing bath and a separate walk-in shower, wash hand basin, vanity unit and WC.



Outside

To the front of the property, a block paved driveway provides off-road parking for up to three vehicles. To the side of the property a gate provides direct access to the attractive rear garden, which has been designed for low maintenance living while offering a fantastic space for relaxation and entertaining. A bespoke timber built outdoor barbecue kitchen forms the centrepiece of the garden, thoughtfully designed for entertaining, fitted with a range of cupboards with worktops and benefits from electrical sockets, undercounter fridge and freezer and a stainless steel freestanding table. The outdoor BBQ/kitchen is complemented by a dedicated covered seating and lounge area complete with a stylish corner sofa and glass top table, creating the perfect setting for summer gatherings, as fresco dining, family barbecues, or simply enjoying a peaceful retreat in your own private outdoor space. Additional features include a ceiling mounted outdoor electric heater, Wi-Fi booster and multiple electrical sockets, allowing the space to be enjoyed throughout the seasons. The garden also benefits from a practical wood store and useful outside tap, completing this inviting outdoor living space.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

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

Fixtures and Fittings

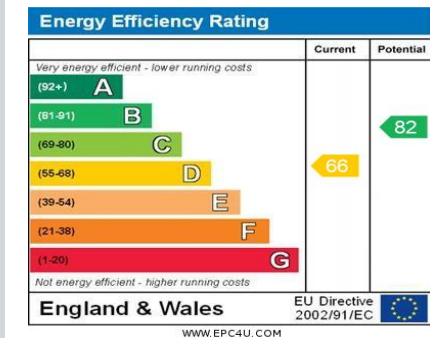
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – D.



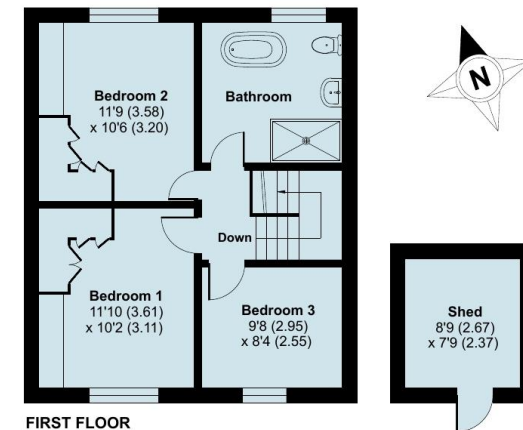
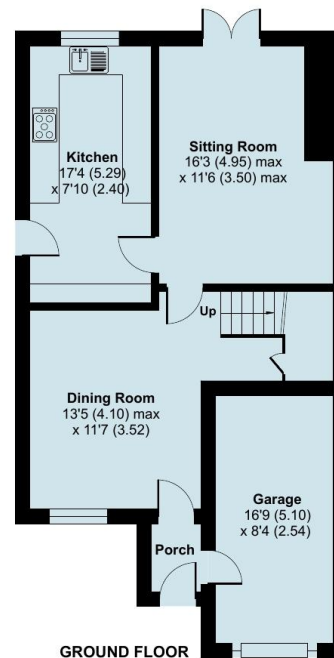
Howkins & Harrison

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Approximate Area = 1090 sq ft / 101.2 sq m
Garage = 133 sq ft / 12.3 sq m
Outbuilding = 68 sq ft / 6.3 sq m
Total = 1291 sq ft / 119.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Howkins & Harrison. REF: 1483703

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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