



Connells

Sheldrake Close
Binley Coventry



Property Description

A well-presented detached family home, pleasantly positioned within a quiet cul-de-sac in the popular residential area of Binley.

The accommodation briefly comprises a welcoming entrance hall with a convenient ground floor W/C, a spacious lounge, and an impressive extended kitchen/dining area. The kitchen/diner is ideal for modern family living and entertaining, benefiting from bi-folding doors that open out onto the rear garden, allowing for plenty of natural light.

To the first floor are three well-proportioned bedrooms, including a master bedroom with its own en-suite shower room, along with a modern family bathroom.

Externally, the property offers a pleasant rear garden, off-road parking, and a garage, providing both practicality and convenience.

An ideal home for families or professionals seeking a detached property in a sought-after location.

Approach

Front door.

Entrance Hall

Stairs to first floor.

Guest W/C

Comprising, toilet, wash hand basin, radiator and double glazed window to the side elevation.

Lounge

Double glazed window to the front elevation, radiator.

Fitted Kitchen/Diner

Range of wall and base mounted units incorporating an inset single drainer sink unit with granite work surfaces and tiled splashbacks over. Integrated electric double oven, breakfast island with an inset induction hob and extractor, integrated washing machine, integrated dishwasher, wall mounted radiator, luxury vinyl tiled flooring and through to:

Family Living Area

Three double glazed skylights, radiator, luxury vinyl tiled flooring and double glazed bi-folding doors opening onto the rear garden.

First Floor Landing

Double glazed window to the side elevation, airing cupboard and loft hatch.

Master Bedroom

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

En-Suite Shower Room

Tiled, comprising shower cubicle, toilet, wash hand basin set into vanity unit, radiator and double glazed window to the side elevation.

Bedroom Two

Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the rear elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, heated towel rail, extractor fan and double glazed window to the side elevation.

Outside

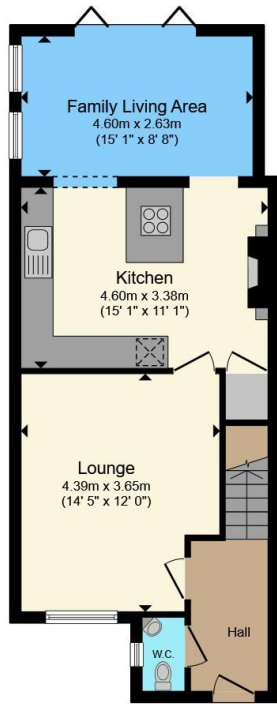
Front Of Property

Off road parking and access to front door.

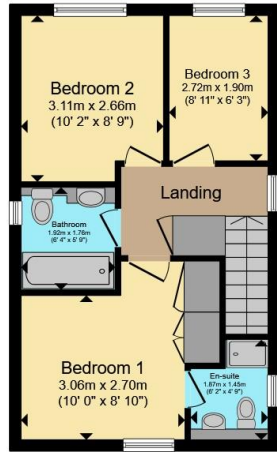
Rear Garden

Patio area beyond being laid to lawn with borders.

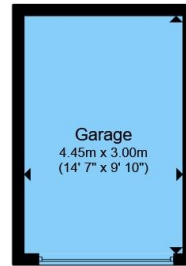




Ground Floor



First Floor



Garage

Total floor area 102.1 m² (1,099 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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38 New Union Street
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EPC Rating: C Council Tax Band: D

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Tenure: Freehold



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