



**EDWARD KNIGHT**  
ESTATE AGENTS

15 BOSCAGE ROAD, BINLEY WOODS, COVENTRY, CV3 2WJ

£1,750 PCM





Edward Knight are delighted to offer the opportunity to let this modern four bedroom detached house in the highly desirable village of Binley Woods, which is ideally located for easy access to Coventry, Rugby and major roads. Binley is well served by a wide range of local amenities and schools. Set in a small new development, the accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, utility room, three double bedrooms, a single bedroom, an en-suite shower room and a family bathroom. The property further benefits from dual zone gas central heating, uPVC double glazing, an enclosed south facing rear garden, off-road parking with electric car charging point and a single garage. Available early November. Unfurnished. Energy rating B.

#### ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert. Amtico flooring. Single panel radiator with thermostat control. Smoke alarm. Built-in storage cupboard with wall mounted light. Stairs rising to the first floor. Doors to the lounge and kitchen. Door to:

#### CLOAKROOM

White suite comprising: low-level close coupled toilet and wash hand basin with mixer tap over and vanity unit under. Tiling to half height. Amtico flooring. Recessed ceiling spotlights. Ceiling mounted extractor fan. Single panel radiator with thermostat control. Obscure UPVC double glazed window to the front aspect.

#### LOUNGE

16' 9" into bay x 11' 1" (5.11m x 3.38m)  
UPVC double glazed bay window to the front aspect.