



Connells

Spinney Close
Binley Woods Coventry



Property Description

****25% SHARED OWNERSHIP AVAILABLE****
A semi-detached bungalow positioned in a quiet cul-de-sac location within Binley Woods and being close to local Brandon Woods. The accommodation briefly comprises: open plan lounge/fitted kitchen, inner hallway, two bedrooms and a fitted wet room. Outside there are gardens to the front and rear.

Approach

Front door.

Open Plan Lounge/Kitchen

14' 8" x 19' 5" (4.47m x 5.92m)

Lounge Area

Double glazed window to the rear elevation, radiator, inset spotlights and double glazed doors to the rear elevation.

Kitchen Area

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. electric cooker point, plumbing for automatic washing machine, space for domestic appliance, laminate flooring, double glazed window and door to the front elevation.

Inner Hall

Loft hatch and laminate flooring.

Bedroom One

11' 3" x 10' 4" (3.43m x 3.15m)

Double glazed window to the rear elevation, radiator and laminate flooring.

Bedroom Two

8' 10" x 6' 9" (2.69m x 2.06m)

Double glazed window to the front elevation, radiator and laminate flooring.

Fitted Wet Room

Tiled, comprising shower, wash hand basin, toilet, heated towel rail and double glazed window to the front elevation.

Outside

Front Of Property

Lawned with access to front door.

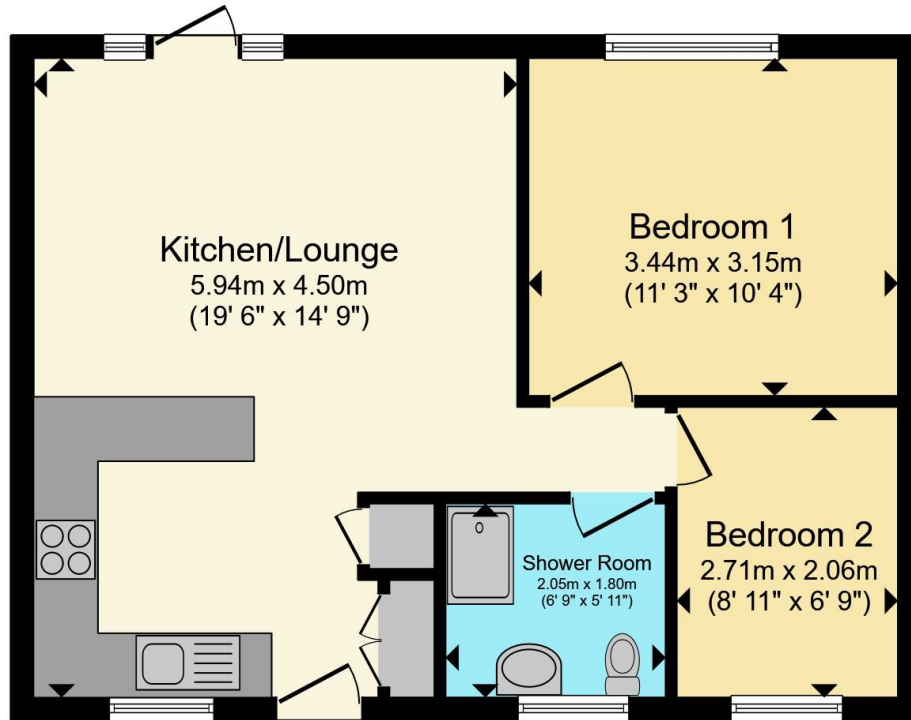
Rear Garden

Patio area beyond being laid to lawn with borders.

Agents Note

Midland Heart have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 25% share and the remaining 75% share of the property from Midland Heart to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold, service charges may apply. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.





Total floor area 47.9 m² (516 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

Connells



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

Service Charge: Ask
Agent

Ground Rent:
4512.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV321699

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: COV321699 - 0006