



Connells

Binley Road
Binley Coventry



Property Description

Set back from the road, the accommodation blends period character with everyday practicality, creating a cosy yet functional living spaces that suit modern lifestyles while retaining the home's original charm.

It begins with an entrance hall leading to a cosy lounge featuring a wood burner, with steps leading up to a dedicated dining area, creating a natural distinction. The kitchen provides functional workspace, complemented by the convenience of a downstairs shower/utility room.

Upstairs, the property offers four well proportioned bedrooms, making it a versatile home suited to families, home workers or buyers seeking additional guest space.

Externally, the cottage benefits from a private rear courtyard, offering a low maintenance outdoor area perfect for seating and relaxing. To the front, a gated driveway provides secure off road parking - a particularly valuable feature for a property of this style and location.

This is a property that will appeal strongly to buyers looking for something with individuality, rather than a conventional modern layout.

Conveniently positioned in a prime location, the cottage offers excellent access to local amenities, transport links and Coventry city centre, making it an ideal choice for first time buyers, downsizers or those seeking an investment with personality.

An attractive opportunity to secure a characterful home in a well connected location, early viewing is highly recommended.

Approach

Double glazed front door.

Entrance Hall

Radiator.

Shower/Utility Room

Comprising, shower, wash hand basin, toilet, radiator, plumbing for washing machine and double glazed window to the rear elevation.

Lounge

Double glazed windows to the front & side elevations, radiator, television point and feature woodburner.

Dining Room

Double glazed window to the front elevation, stairs to first floor and a understairs cupboard.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with extractor fan, integral fridge/freezer, integral dishwasher, radiator, double glazed window to the front and rear elevation and door leading to the rear garden.

First Floor Landing

Double glazed window to the side elevation, radiator and doors to;

Bedroom One

Three double glazed windows to the side elevation and two radiators.

Bedroom Two

Double glazed window to the front elevation, double glazed velux window to the side elevation and radiator.

Bedroom Three

Double glazed window to the front elevation, fitted wardrobe and radiator.

Bedroom Four

Double glazed window and a small double glazed window to the front elevation, built-in cupboards and radiator.

Fitted Bathroom

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

Outside

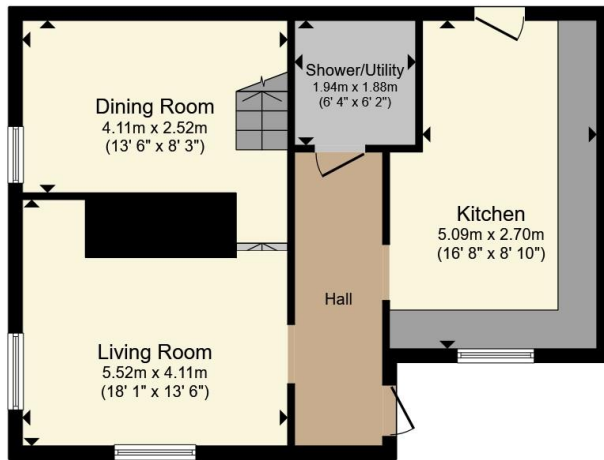
Front Of Property

Gated driveway provides secure parking for multiple vehicles.

Rear Garden

Courtyard garden with paved area and steps down to another brick paved area.





Ground Floor

First Floor

Total floor area 117.5 m² (1,265 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



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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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