



## **36 Pinewood Drive, Binley Woods, Coventry, CV3 2BX**

Asking Price £335,000



A Three Bedroom Mid Terraced House Set in a Village Location  
Stunning South Facing Rear Garden with Views Across Open Fields  
Fitted Kitchen with Breakfast Bar  
Large Lounge to Rear  
Spacious Landing with doors to Three Double Bedrooms to the First Floor  
Family Bathroom to the First Floor  
Integrated Garage with Direct Access from Driveway  
Driveway for Approximately Four Vehicles  
Within Close Proximity to Local Schools, Shops & Woodlands  
Gas Central Heating & UPVC Double Glazing

## Accommodation Comprises

### Ground Floor

Composite door into:

### Porch

Door to Hallway and a door into the garage.



### Hallway

Stairs leading off to the first floor with understairs storage.

Central heating radiator. Doors into Lounge and:

### Breakfast Kitchen

*4.5m (14' 9") approx x 2.4m (7' 10") approx*

Fitted Kitchen comprising: Ample wall and base units with work tops over and a breakfast bar for three diners. Black sink unit with mixer tap with a filtered hot & cold tap.

Integrated Ceramic hob with extractor fan over. Integrated electric double oven, grill and microwave. Integrated fridge freezer. Pull out larder. Space and plumbing for a dishwasher, space and plumbing for an automatic washing machine. Tiled floor. Central heating radiator. Stained glass into hallway. UPVC double glazed window to the front.



### Lounge

*3.9m (12' 10") approx x 5.7m (18' 8") approx*

Gas fire. Central heating radiator. UPVC double glazed window with views to open fields. UPVC Double glazed French doors onto the patio.



### First Floor

#### Landing

Airing cupboard with hot water tank. Access to the loft via a pull down ladder. Sun tube on landing reflecting natural light. All rooms leading off.



### Bedroom One

*3.9m (12' 10") approx x 3.1m (10' 2") approx*

Central heating radiator. Built in wardrobes with bed recess over. UPVC double glazed window to the rear with views across open fields.

### Bedroom Two

*3.9m (12' 10") approx x 2.5m (8' 2") approx*

Central heating radiator. Large built in cupboard. UPVC Double glazed window to the rear with views across open fields.

### **Bedroom Three**

**2.5m (8' 2") approx x 3.1m (10' 2") approx**

Central heating radiator. UPVC Double glazed window to the front.



### **Family Bathroom**

**2.6m (8' 6") approx x 2.4m (7' 10") approx**

Suite comprising: Low level wc, Panelled bath. Sink unit with storage below. Corner Shower cubicle with electric rainfall shower and secondary hose attachment. Tiled walls and flooring. Chrome heated towel rail. UPVC Double glazed window to the front.



### **Garage**

**4.9m (16' 1") x 2.2m (7' 3")**

Power and lighting with an up and over door. Space for fridge freezer.



### **Outside**

#### **Gardens**

Front Garden: Direct access to off road parking for approx four vehicles with direct access to the garage. South Facing Rear Garden with Stunning Views: Patio for outdoor seating & dining. Artificial grass (small pitch & putt). Decking area with a path leading to a well maintained lawn. Mature Trees & Bushes. Wooden fencing to both sides & rear.



## AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (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. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

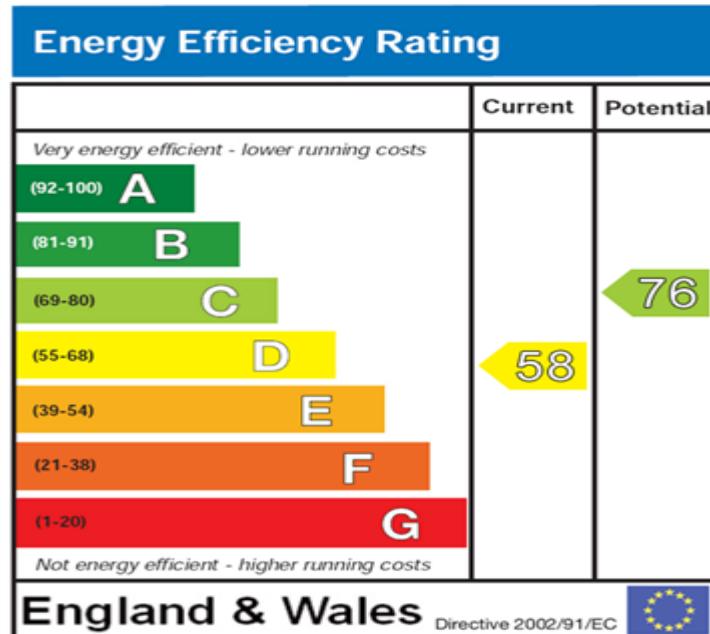
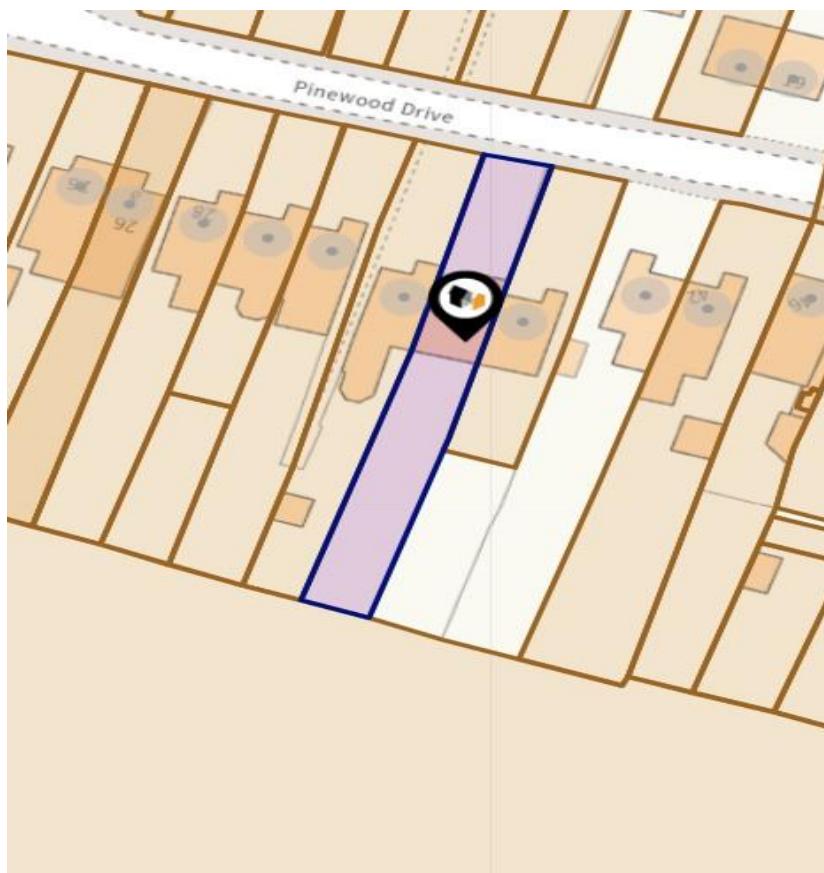
## TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.