



## **5 Woodlands Road, Binley Woods, Coventry, CV3 2DA**

Asking Price £330,000



Detached House  
Three Bedrooms  
Gas central Heating & UPVC Double Glazed  
Spacious Lounge  
Kitchen/Diner  
Garage & drive with ample parking  
Vacant Possession

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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**Accommodation Comprising**

**Porch**

uPVC double glazed door and side panel to;

**Hall**

With stairs off to first floor. Central Heating radiator. Understairs Cupboard. door's to kitchen & :

**Lounge**

3.85m (12' 8") *apprx.* x 4.43m (14' 6") *apprx.*

uPVC Double Glazed window to the front and side. Central Heating Radiator. Gas Fire with Brick surround.

**Kitchen**

4.76m (15' 7") *apprx.* x 2.27m (7' 5") *apprx.*

Ample wall and base units with worktops over. Built in Gas Hob, built in Electric Oven, single drainer sink unit with Mixer tap, plumbing and space for automatic washing machine . uPVC double glazed window to the rear. Door to kitchen

**Dining Room**

4.87m (15' 12") *apprx.* x 3.24m (10' 8") *apprx.*

Two Central Heating Radiators. uPVC Double glazed window to rear. Door to kitchen.





**First Floor**

UPVC Double Glazed window to the side. Doors off to all rooms. Access to the loft.

**Bedroom One**

3.36m (11' 0") *apprx.* x 4m (13' 1") *apprx.*

UPVC Double glazed window to the front & Central Heating radiator



**Bedroom Two**

3.13m (10' 3") *apprx.* x 2.75m (9' 0") *apprx.*

UPVC Double glazed window to the rear. Central Heating Radiator. Airing Cupboard with hot water tank



**Bedroom Three**

1.89m (6' 2") *apprx.* x 2.63m (8' 8") *apprx.*

UPVC Double Glazed window to the front. Central Heating Radiator



**Bathroom**

2.4m (7' 10") *apprx.* x 1.8m (5' 11") *apprx.*

Cream Suite - Low Level WC. Pedestal hand wash basin, paneled bathroom with with shower and rail over. Central Heating radiator. UPVC Double Glazed Window to the rear. Part Tiled walls. Cupboard.

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## Exterior

### Front

Large Frontage with direct access to garage. Ample parking with Mature Trees and Shrubs

### Rear

Tapers off to the corner into a triangle. Patio, laid to lawn with side building, fenced to all sides. Access to the side and rear. Access to the garage.



## 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> <small>Directive 2002/91/EC</small> 		

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.

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**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.

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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.

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