



 **3**  
Bedrooms

 **1**  
Bathroom





**\*\*NO CHAIN\*\*** A well-presented three-bedroom end-of-terraced family home, just located off the Binley Road close with easy access to Coventry City Centre, A444, M6, and Walsgrave Hospital.

Briefly comprising of entrance hallway, lounge with bay window, electric fireplace, open plan kitchen/diner with space for appliances, fireplace, and with French doors leading to the rear garden. To the first floor is a fully tiled bathroom with a shower only, two double bedrooms, and a single box room. Outside to the front is a low-maintenance garden and to the rear is a garden mainly laid to lawn with a patio area. Other features include double glazing and gas central heating throughout, no onwads chain, and Energy Rating D.

Please see our virtual 360 viewing before booking a viewing.

Good to know:

Council Tax Band – A - £1384 pa (approx.)

EPC Rating – D.

Loft access via rear bedroom – insulated, no boarded.

Boiler – located in rear bedroom – Brand – Worcester – Age Unknown.

No onwads Chain.

Gas, Electric meters and consumer unit are located under the stairs.

Measurements in foot

Lounge – 17.30ft X 11.50ft

Kitchen/Diner – 17.86ft X 9.85ft

Hallway – 14.40ft (max) X 5.90ft (max)

Bathroom – 5.94ft X 5.91ft

Bedroom 1 (front double) – 10.10ft X 11.90ft

Bedroom 2 (rear double) 12.60ft X 11.60ft

Bedroom 3 (box) 7.50ft X 8.70ft



