



118 Monks Road, Binley Woods, Coventry, CV3 2BY

Asking Price £320,000



Semi-detached House
Three Bedrooms
Spacious Lounge
Fitted Kitchen
First Floor Bathroom
Double Glazed. Gas central heating
Gated side access
Garage to Rear

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

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Porch

Single glazed door to:

Hallway

Stairs off to the first floor, Central heating radiator, understairs cupboard, doors to lounge and kitchen:

Lounge

3.39m (max) (11' 1") approx. x 6.72m (22' 1") approx.

UPVC Double glazed window to the front, Central heating radiator, feature fire place and surround, aluminium double glazed patio doors to the rear.

Kitchen

3.12m (10' 3") approx. x 2.5m (8' 2") approx.

Aluminium double glazed window to the rear, ample wall, basin and work tops over, built in gas hob, oven and extractor fan over, plumbing space for a washing machine, space for fridge/freezer.

Landing

Aluminium double glazed window to the side, access to the loft, all rooms off.

Bedroom One

3.68m (12' 1") approx. x 3.83m (12' 7") approx.

UPVC double glazed window to the front, central heating radiator, built in wardrobes, comprising three double wardrobes and one drawer unit.

Bedroom TWO

3.83m (12' 7") X 3.64m (11' 11")

Aluminium double glazed window to the rear, central heating radiator.

Bedroom THREE

2.6m (8' 6") approx. x 2.82m (9' 3") approx.

UPVC double glazed window to the



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front, central heating radiator, over stairs cupboard.

WC

Low level WC, aluminium double glazed window to the rear:

Bathroom

Panelled bath, central heating radiator, aluminium double glazed window to the rear, airing cupboard housing boiler.

Front

Stoned frontage with drive to side leading to double gates. Access to rear garden access and garage, laid to lawn with shrub borders, fenced to side, rear and hedge side.

Tenure

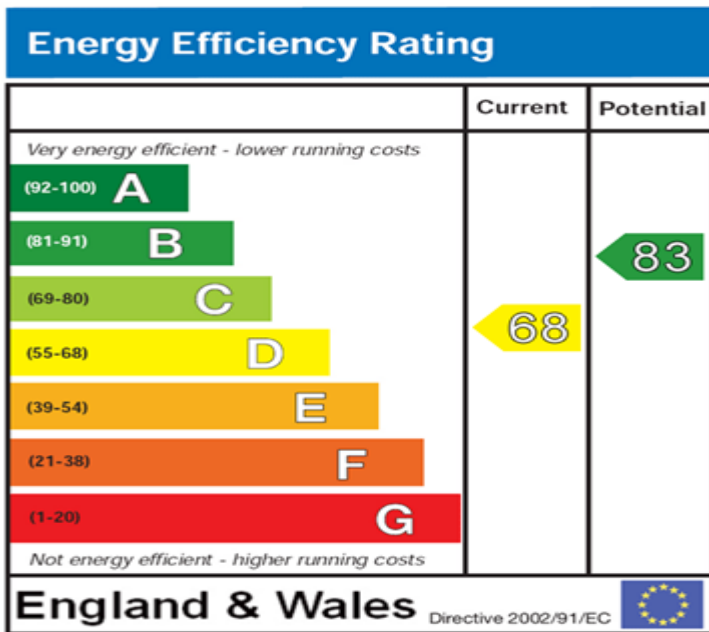
We understand the property is Freehold but Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Agents Notes

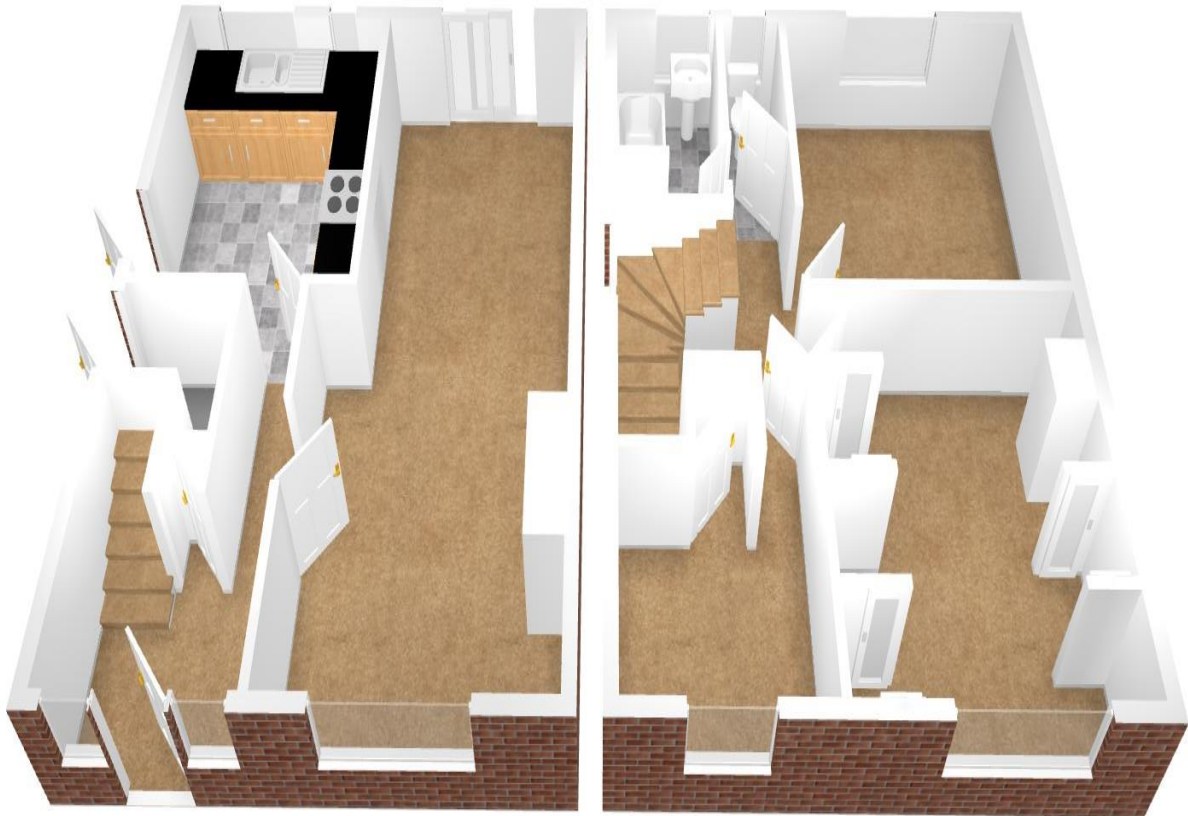
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for 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. 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.



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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.