



18 Birchwood Road, Binley Woods, Coventry, CV3 2JH

Asking Price £270,000



Semi Detached Bungalow

Sought after location

Two Bedrooms

Fitted Kitchen

Lounge and Conservatory

uPVC Double glazed and Gas centrally heated

Spacious Rear Garden

Off road parking

**UPVC Double glazed door and Side Panel to:
Hallway**

Doors to bathroom, bedroom one, bedroom two.
Central heating radiator

Lounge

4.62m (15' 2") x 3.11m (10' 2")

Feature marble fireplace and fire inset, central
heating radiator, door to kitchen and patio doors to:

Conservatory

2.98m (9' 9") x 3.08m (10' 1")

Central heating radiator, UPVC double glazed
window and French doors to the garden.

Kitchen

2.09m (6' 10") x 2.73m (8' 11")

Ample fitted wall, basin and work tops over, single
drainer sink unit and mixer tap, built in oven, built in
gas hob, plumbing space for automated washing
machine, space for drying appliances, doors to:

Lobby

UPVC double glazed doors to the front and rear.
Doorway to walk in store and :

Utility room

UPVC double glazed window to the rear, wall
mounted boiler, one double base and shelving.

Shower Room

White suite, low level WC, panelled hand wash
basin, shower cubicle with shower, UPVC double
glazed window to the side, Central heating radiator,
storage area.

Bedroom One

4.07m (13' 4") x 3.12m (10' 3")

UPVC double glazed window to the front, central
heating radiator.

Bedroom Two

2.71m (8' 11") x 3.08m (10' 1")

UPVC Double glazed window to the front, central
heating radiator.



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Rear Garden

Paved then lawned with shrub borders and then further paved area with timber shed, fenced to side walls to side and rear.

Front

Laid to lawn with block paved driveway

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.

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.



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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.

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.

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