



26 Valencia Road, Binley, Coventry, CV3 2AF

Asking Price £350,000



Semi Detached Three Storey Townhouse
Three/ Four Bedrooms
4th bedroom/ Study, Cloakroom and Utility Room to the Ground Floor
Kitchen/ Diner and Lounge to the First Floor
Three Bedrooms, En-suite Shower Room and Bathroom to the Second Floor
UPVC Double Glazed and Gas Central Heated
Direct Access to Drive and Garage
Garden to Rear

Ground Floor

Porch

Door to store and composite door into:

Hall

Stairs off to the first floor. Door into integral garage.
Utility room and cloakroom.

Study/Bedroom 4

2.79m (9' 2")approx. x 3.64m (11' 11") approx.
Upvc double glazed French Doors to the rear garden. Central heating radiator.

Cloakroom

Low level wc and wash hand basin.

Utility Room

1.98m (6' 6")approx. x 2.60m (8' 6")approx.
One triple wall unit and one double base unit with work top over. Plumbing and space for automatic washing machine. Space for a domestic appliance. Central heating radiator. Central heating radiator.

Garage

2.59m (8' 6")approx. x 5.51m (18' 1")approx.
Up and over door. With power and light

First Floor

Landing

Stairs off to the second floor. Central heating radiator. Doors to lounge and

Kitchen/Diner

4.94m (16' 2")approx. x 3.65m (11' 12") max x 2.35m (7' 9")approx.

Two Upvc Double glazed windows to the rear. Central heating radiator. Dining area Kitchen Ample wall and base units with work tops over. Plumbing and space for dishwasher. One and 1/2 bowl single steel sink drainer unit with mixer taps. Space for fridge freezer. Built in Oven with gas hob and extractor fan over.

Lounge

5.21m (17' 1") approx. max x 4.95m (16' 3")approx. max

UPVC double-glazed window to the front. Feature marble hearth fireplace and surround. Two central heating radiators. UPVC double glazed French



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Doors to the front with Juliet balcony.

Second Floor

Second floor Landing

Central heating radiator. Doors to Bedrooms 1,2, 3. Bathroom and cupboard.

Bathroom

1.99m (6' 6") approx. x 2.10m (6' 11") approx.

White suite comprising: Low level wc, Pedestal wash hand basin. Panelled bath with shower and screen over. Part tiled walls.

Bedroom 1

3.50m (11' 6") approx x 2.85m (9' 4") approx

Upvc double glazed window to the front. Central heating radiator. Built-in double wardrobe. Door into:

En-suite

1.37m (4' 6") approx x 2.85m (9' 4") approx

Upvc double glazed window to the front. Central heating radiator. Pedestal wash hand basin. Low level wc, Double walk-in Shower cubicle with shower. Part tiled walls.

Bedroom 2

2.65 approx x 3.02m approx (to wardrobes)

UPVC double glazed window to the rear. Central heating radiator. Built in triple wardrobe.

Bedroom 3

2.23m (7' 4") approx x 2.36m (7' 9") approx

UPVC double glazed window to the rear. Central heating radiator.

Gardens

Front Garden: Direct Access to drive and garage. Pedestrian access to the rear. Rear Garden: Being fenced to sides and Rear. Laid to lawn with shrub borders. Mature Bushes and shrubs. Stoned area.



AGENTS NOTES

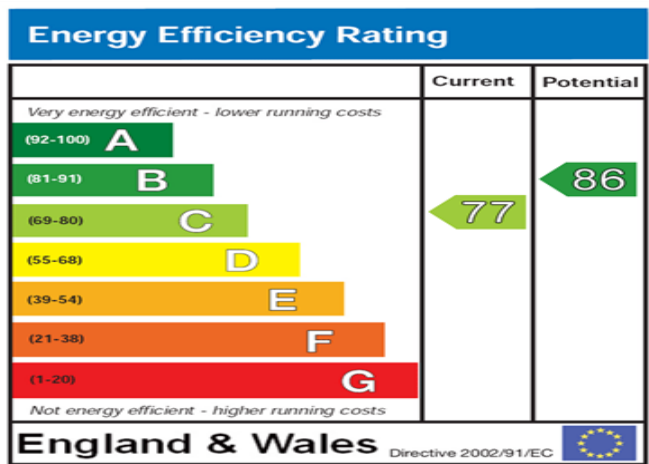
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TENURE - FREEHOLD

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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.