



447 Binley Road, Binley, Coventry, CV3 2DF

Asking Price £275,000



Four Bedroom, Double Bay Mid Terrace Property
Through Lounge/ Diner
Breakfast Kitchen
Ground Floor Cloakroom
Three Bedrooms and Bathroom to the First Floor
Fourth Bedroom and Shower Room to the Second Floor
uPVC Double Glazed and Gas centrally heated
Gardens to front and rear
Parking area

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

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

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Accommodation comprising

uPVC double glazed door to;

Hall

with stairs off to the first floor. Understairs cupboard. Doors to Kitchen and Lounge. Central heating radiator.

Cloakroom

Low level wc, vanity sink unit and half tiled walls. under stairs cupboard.

Through Lounge/Diner

7.19m (23' 7") approx. x 4.01m (13' 2") max, 3.55m (11' 8") min.

uPVC double glazed window to the front. Central heating radiator. Double doors to;

Breakfast Kitchen

5.08m (16' 8") approx. x 3.06m (10' 0") approx.

Ample wall and base with worktops over. Breakfast bar,, plumbing and space for automatic washing machine. Space for two domestic appliances. Space for fridge freezer. Space for (Gas point) Range cooker. Tiled floor, uPVC double glazed window to the rear. uPVC double glazed French doors to the rear garden.

First Floor

Landing - Doors to Bedrooms One, Two, Three and Bathroom. Stairs off to the Second Floor.

Bathroom

White Suite. Low level wc, pedestal wash hand basin. Panelled bath with shower and rail over. uPVC double glazed window to the rear. Heated Chrome towel rail. Part tiled walls.

Bedroom One

3.66m (12' 0") approx. into Bay x 3.79m (12' 5") approx. to wardrobes

uPVC double glazed window to the front. Central heating radiator.

Bedroom Two

3.74m (12' 3") approx. x 3.29m (10' 10") approx.

uPVC double glazed window to the rear. Central heating radiator. Cupboard housing boiler.



Bedroom Three

2.46m (8' 1") approx. x 2.0m (6' 7") approx.
uPVC double glazed window to the front. Central heating radiator.

Second Floor

Landing - Doors to Bedroom four and En-suite.

Bedroom Four

2.88m (9' 5") approx. x 3.8m (12' 6") max.
uPVC double glazed window to the rear. Central heating radiator. Storage to Eaves.

Shower Room

2.11m (6' 11") approx. x 1.6m (5' 3") approx.
White suite. Pedestal hand wash basin. Low level wc.
uPVC double glazed window to the rear. Part tiled walls, heated towel rail. Shower cubicle and shower.

Exterior

To the Front - Laid to lawn with low walls. To the Rear - Patio, laid to lawn then leant to (needs removal) and Garage. Pedestrian access to parking at rear. Large open area with access from main road.



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.

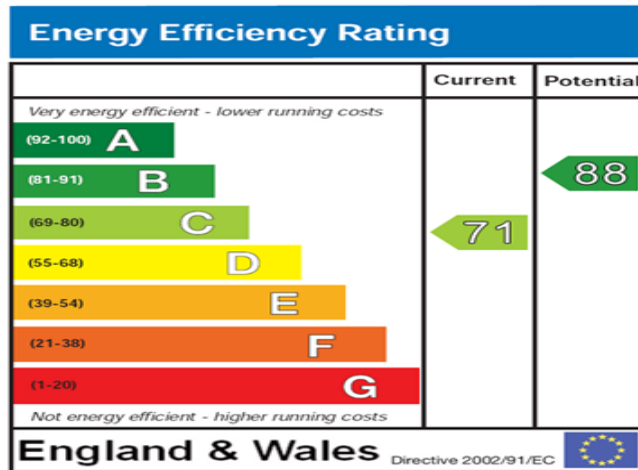
Tenure - Freehold

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.



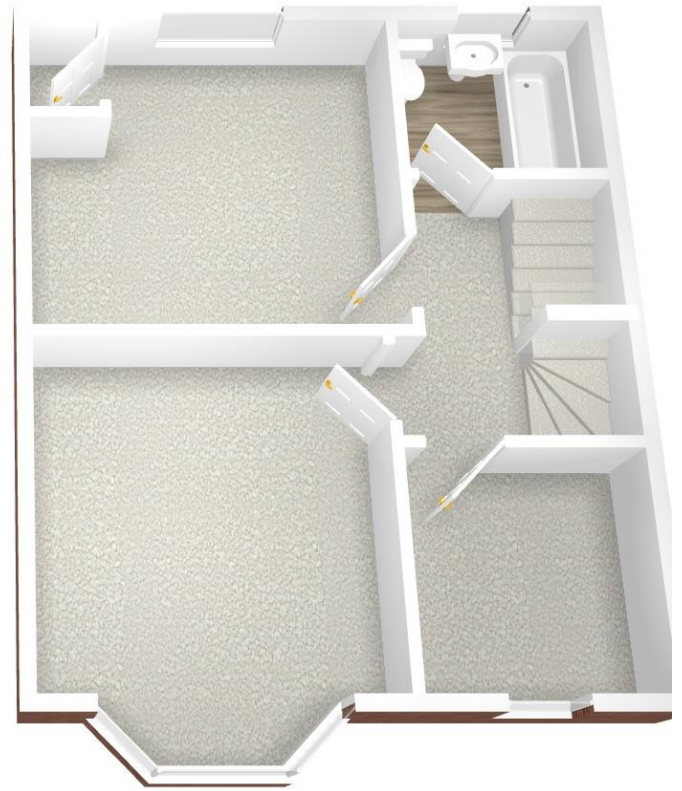
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.

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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