



## 17 Monks Road, Binley Woods, Coventry, CV3 2BQ

Asking Price £320,000



Three Bedroom Mid Terrace House  
Open plan Lounge, Dining Room & Conservatory  
Cloakroom  
Porch with utility area  
Kitchen  
First Floor Bathroom  
Loft Room  
uPVC double glazed & Gas centrally heated  
Gardens to front and rear  
Drive & Garage

### Accommodation Comprising

uPVC door and window to;

#### Porch

2.77m (9' 1") approx. x 2.00m (6' 7") approx.

Central heating radiator. Base units for storage, plumbing and space for automatic washing machine. uPVC double glazed window to the Kitchen. Single glazed window to the Garage. Single glazed Garage. Door to;



#### Hall

Central heating radiator. Tiled floor, doors to Garage, Cloakroom and Lounge. Stairs off to the first floor. Open plan to Kitchen.

#### Kitchen

1.84m (6' 0") approx. 3.85m (12' 8") approx.

Tiled floor, ample wall and base with worktops over. Space for cooker. One and half bowl stainless steel sink. Plumbing and space for dishwasher.



#### Cloakroom

Chrome heated towel rail, low level wc, wall mounted hand wash basin. Built in cupboard. Tiled walls and floor.

#### Garage

2.58m (8' 6") approx. 3.77m (12' 4") approx.

Central heating radiator, tiled floor, built in base unit.



#### Lounge

3.78m (12' 5") approx. x 5.61m (18' 5") approx.

Tiled floor, feature fire inset, fireplace, central heating radiator, archway to;

#### Dining Room

3.52m (11' 7") approx. x 2.86m (9' 5") approx.

Tiled floor, central heating radiator, uPVC double glazed French doors to the rear Garden. Archway to;

#### Conservatory

2.4m (7' 10") approx. x 3.48m (11' 5") approx.

uPVC double glazed French doors to the Rear Garden. Central heating radiator.



## First Floor

### Landing

Doors to Three bedrooms and Bathroom. Stairs off to the second floor.

### Bathroom

White suite. Vanity sink unit, vanity WC, paneled bath with shower and screen over. uPVC double glazed window to the front. central heating radiator. tiled floor and walls.



### Bedroom One

2.92m (9' 7") x 3.45m (11' 4")

Two uPVC double glazed windows to the front. Central heating radiator.



### Bedroom Two

2.77m (9' 1") approx. x 4.72m (15' 6") approx.

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

### Bedroom Three

2.73m (8' 11") approx. x 3.8m (12' 6") approx.

uPVC double glazed window to the rear. Central heating radiator. Built in wardrobes.



### Loft Room

3.55m (11' 8") approx. x 3.67m (12' 0") approx.

Storage Area into Eaves, Door to; Room with Velux window. Central heating radiator.

### Exterior

To the Front - Ample parking to block paved drive. To the Rear - Patio, laid to lawn, fenced to all sides, timber, pedestrian access to the rear.

### Tenure - Freehold

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has 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

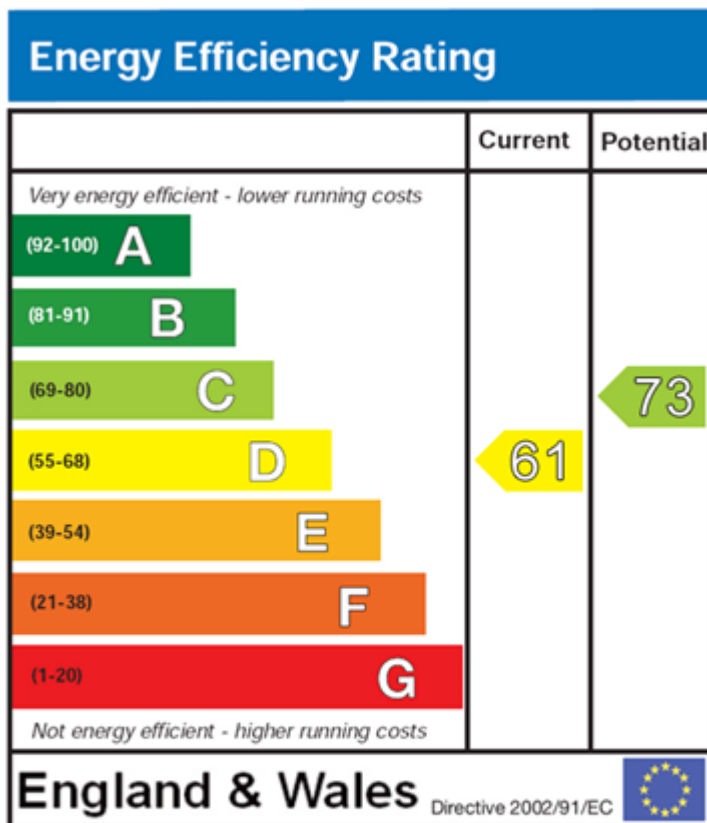


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documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied 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.



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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.