



34 Coombe Drive, Binley Woods, Coventry, CV3 2QU

Asking Price £360,000



Three Bedroom Detached House
uPVC Double Glazed. Gas Centrally Heated
Spacious Lounge with Feature Fireplace
Kitchen with Dining Area
Ground Floor Cloakroom. First Floor Bathroom with Shower Cubicle
Conservatory
Gardens to Front and Rear. Block Paved Drive with Direct Access to Garage

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.

Members of the Property Ombudsman Scheme for Sales & Lettings

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

34 Coombe Drive, Binley Woods, Coventry, CV3 2QU

Accommodation Comprising

uPVC double glazed door to:

Hall

With stairs off to the first floor. Understairs cupboard. Central heating radiator. Doors to Kitchen, Lounge, Utility room &

Cloakroom

uPVC double glazed window to the side. Central heating radiator. Low level wc and wall mounted wash hand basin. Tiled floor and walls.

Utility Room

Kitchen

7'8 (2.13 M) approx. x 11'0 (3.35 M) approx. Fitted with ample wall and base unit with work surfaces over. Built in electric hob and oven with extractor fan over. Tiled floor and splashbacks. Plumbing and space for automatic washing machine. Built in dishwasher. uPVC double glazed window to the front. uPVC double glazed door to the side. Archway to Dining Room.

Lounge

11'7 (3.35 M) approx. x 18'5 (5.49 M) approx. uPVC double glazed window to the front. Central heating radiator. Feature coal effect fire with Adam style surround. Archway to:

Dining Room

7'2 (2.13 M) approx. x 10'11 (3.05 M) approx. Central heating radiator. Double glazed Patio doors:

Conservatory

9'3 (2.74 M) approx. x 8'5 (2.44 M) approx. uPVC Conservatory. uPVC double glazed French doors to the rear garden.

First Floor

Landing

All rooms off. Access to the loft.

Bathroom

9'2 (2.74 M) approx. x 6'7 (1.83 M) approx. White suite comprising of panelled bath, low level wc and pedestal wash hand basin. Shower cubicle plus shower. Tiled floor and part tiled



34 Coombe Drive, Binley Woods, Coventry, CV3 2QU

walls. uPVC double glazed window to the front. Spotlights to the ceiling.

Bedroom 1

9'9 (2.74 M) approx. x 13'10 (3.96 M) approx.
uPVC double glazed window to the rear. Central heating radiator.

Bedroom 2

9'9 (2.74 M) approx. x 13'10 (3.96 M) approx.
uPVC double glazed window to the front. Central heating radiator.

Bedroom 3

9'5 (2.74 M) approx. x 11'7 (3.35 M) approx.
uPVC double glazed window to the rear. Central heating radiator.

Exterior

Gardens

Rear - Decked Patio area. Laid to lawn. Fenced to all sides. Front - Block paved drive to.

Garage

Up and over door. for storage as part taken by utility room

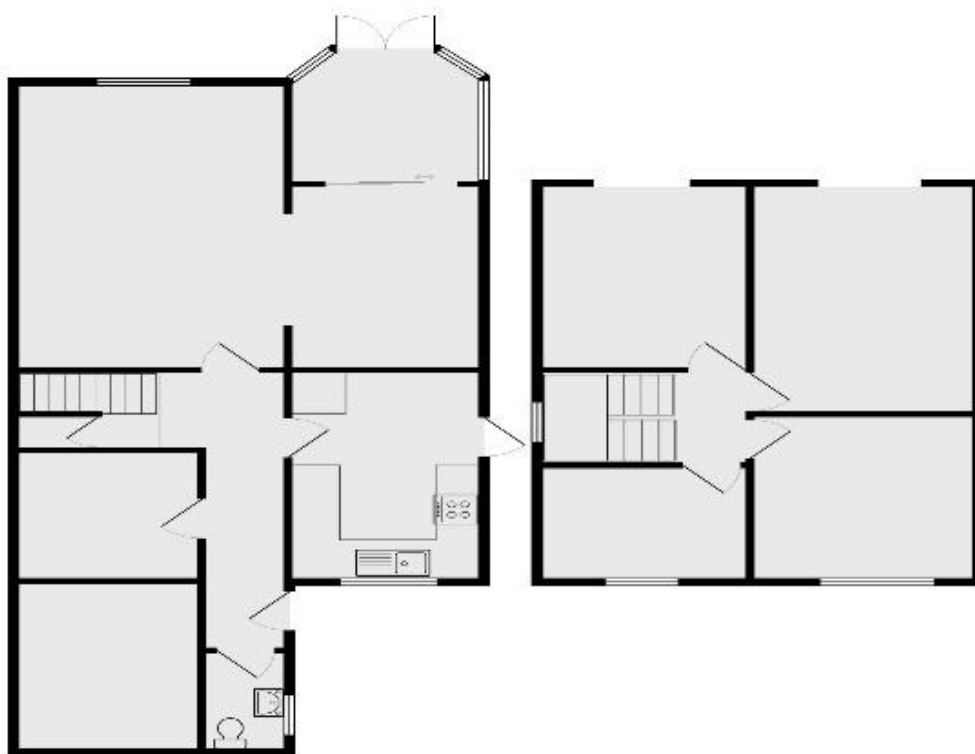
Agents Notes

Directions : Leave the city centre via Sky Blue Way continuing onto the Binley Road. Continue through onto Brandon Road past Morrisons to large island. Continue over island into Binley Woods onto the Rugby Road. Take fourth right turn into Ferndale Road and first left into Coombe Drive where property can be identified by our For Sale board. VIEWING - By prior arrangement with Alternative Estates Tel. 024 7655 1919 or E-mail - enquiries@alternativeestates.co.uk FIXTURES & FITTINGS - Specifically excluded unless mentioned otherwise herein. The Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Alternative Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. NOTE - None of the statements contained in these particulars as to this property are to be relied on as statements of



34 Coombe Drive, Binley Woods, Coventry, CV3 2QU

representations of fact. **MONEY LAUNDERING REGULATIONS 2003** - 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. **MEASUREMENTS** - 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. **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. **FURTHER INFORMATION** - For further details on our services and a full list of other properties available @ www.alternativeestates.co.uk



34 Coombe Drive, Binley Woods, Coventry, CV3 2QU



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 an EPC or a survey for this property. Please contact the agent for more information. We advise you to have your own survey.

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