



50 Woodlands Road, Binley Woods, Coventry, CV3 2BZ

Asking Price £350,000



**FOUR BEDROOM END OF TERRACE
OPEN PLAN LOUNGE/DINER
FITTED KITCHEN
SEPARATE UTILITY
MASTER BEDROOM WITH EN-SUITE
FAMILY BATHROOM
SPACIOUS SOUTH FACING REAR GARDEN
GATED ACCESS TO THE REAR
PARKING TO THE REAR
UPVC DOUBLE GLAZED AND CENTRALLY HEATED**

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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

Composite Door to:

Hallway

UPVC double glazed window to the side, stairs off to the first floor, central heating radiator, walk in cupboard, door to:

Lounge

3.38m (11' 1") x 3.52m (11' 7")

UPVC double glazed window to the front, central heating radiator, log burner, open plan to:

Dining room

5.14m (16' 10") x 3.30m (10' 10")

UPVC double glazed window to the rear, central heating radiator, UPVC double glazed French doors to the rear garden, door to:

Kitchen

3.0m (9' 10") x 3.25m (10' 8")

UPVC double glazed window to the rear, ample fitted wall, basin and work tops over, two built in ovens, five burner hob with extractor fan over, plumbing space for dryer/washing machine, single drain stainless steel sink unit and mixer tap, space for fridge/freezer. Doorway to:

Utility Room

2.43m (7' 12") x 2.20m (7' 3")

UPVC double glazed window to the front, UPVC double glazed door to the side, ample fitted wall, basin and work tops over, two vanity units, plumbing space for automatic washing machine, space for two drying appliances.

Landing

All rooms off, access to the loft which is boarded, has a ladder and light.

Bedroom One

3.32m (10' 11") x 3.41m (11' 2")

UPVC double glazed window to the rear, central heating radiator, door to:

En-suite Shower room

UPVC double glazed window to the rear, heated chrome towel rail, shower cubicle and shower, low level WC, vanity sink unit.



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Bedroom Two

2.73m (8' 11") x 3.64m (11' 11")

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

Bedroom Three

2.34m (7' 8") x 2.48m (8' 2")

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

Bedroom Four

2.41m (7' 11") x 3.66m (12' 0")

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

Bathroom

2.42m x 1.84m

UPVC double glazed window to the rear, white suite, heated towel rail, low level WC, panelled hand wash basin, panelled bath with shower and rail over, part tiled walls.

Gardens

Front

Front garden with footpath, laid to lawn and hedgerow to the front and sides. Pedestrian access to the rear garden.

Rear

Rear vehicle access from the side to hardstanding gate, garage and parking to the front of gates, mainly laid to lawn with paved patio, outside sink, timber shed, mature hedges and shrub borders.

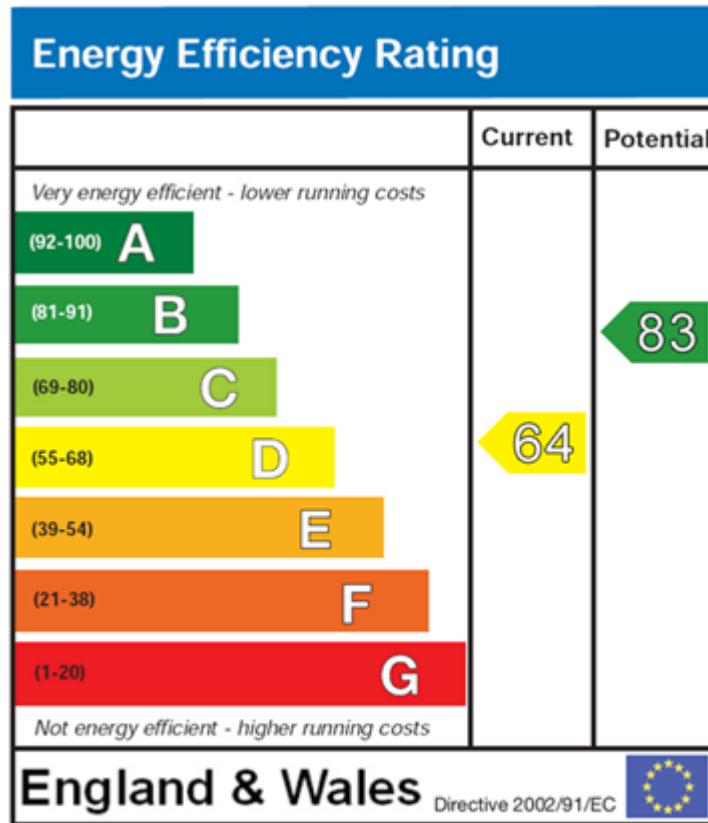


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.