



77 Monks Road, Binley Woods, Coventry, CV3 2BQ

Asking Price £294,000



Three Bedroom Mid Terrace House
Open plan Kitchen and Dining room
Good Size Lounge
Cloakroom
Sun Lounge
First Floor Bathroom
uPVC Double glazed and Gas Centrally Heated
off road parking to front and Landscaped Rear Garden
Garage to the rear

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

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Accommodation Comprising

UPVC double glazed patio door into:

Porch

Composite door leaded glass panelled door into:

Hallway

Stairs off to the first floor. Understairs cupboard, central heating radiator, doors to kitchen and lounge:

Lounge

4.7m (15' 5") x 3.5m (11' 6")

UPVC double glazed window to the front, feature fireplace with pebbled has fire inset. Marble backing and hearth with wood effect surround, central heating radiator. Double doors to:

Kitchen

5.44m (17' 10") x 2.63m (8' 8")

Fitted with ample wall and base units with work surfaces over, integrated fridge/freezer and dishwasher, one and a half bowl stainless steel sink, built in double electric stainless steel oven and gas hob, extractor fan over, tiled splash backs, UPVC double glazed window, central heating radiator, French door to:

Sun Lounge

5.2m (17' 1") x 3.2m (10' 6")

UPVC double glazed window to the rear, UPVC double glazed French doors to the garden, two sky lights, two central heating radiators. Door to:

Cloakroom

Low level WC and wall mounted hand wash basin, central heating radiator.

First floor

Landing

Access to loft, all rooms off:

Bedroom One

3.66m (12' 0") x 3.18m (10' 5")

UPVC double glazed window to the front, full length and height fitted wardrobes, central heating radiator.

Bedroom Two

3.62m (11' 11") x 3.2m (10' 6")

UPVC double glazed window to the rear, full length



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and height fitted wardrobes, central heating radiator.

Bedroom Three

2.61m (8' 7") x 2.15m (7' 1")

UPVC double glazed window and a central heating radiator.

Bathroom

Fitted white suite comprising of: Panelled bath with shower and screen over, part tiled walls, fitted white cupboard, UPVC double glazed opaque window to the rear, heated chrome towel rail.

Front Garden

Block paved drive to off road parking and mature shrub area to the side.

Landscaped Rear Garden

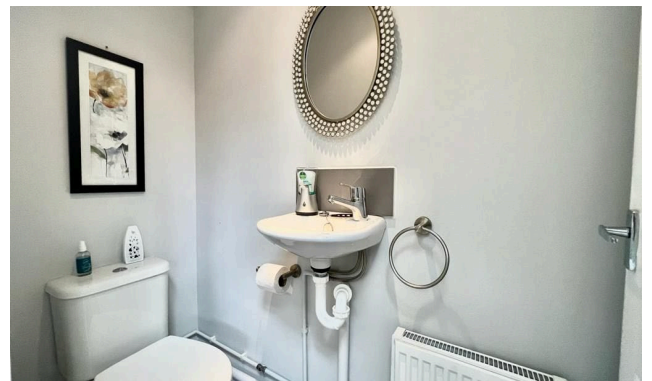
Shrub borders and flower beds, fenced to three sides, pedestrian access via wooden gate to rear, garage in block to rear.

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. 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.

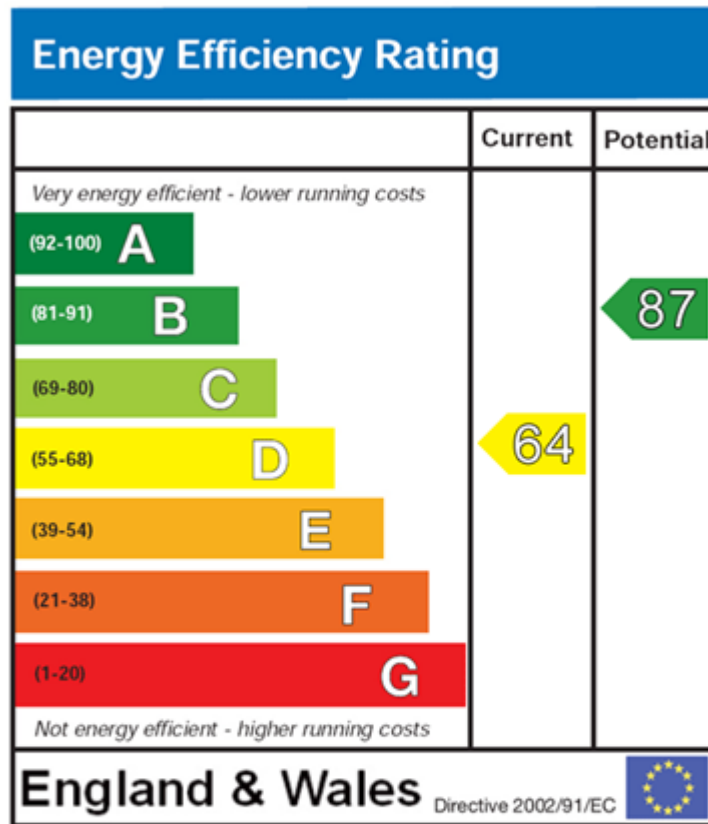
Tenure

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.

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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