



42 Heather Road, Binley Woods, Coventry, CV3 2DE

Asking Price £845,000



**DISTINCTIVE FIVE BEDROOM DETACHED PROPERTY
uPVC DOUBLE GLAZED & GAS CENTRALLY HEATED
TWO RECEPTION ROOMS
FITTED BREAKFAST KITCHEN WITH SEPARATE UTILITY ROOM
MASTER BEDROOM ENSUITE
BEDROOMS 1 & 2 WITH JACK N' JILL EN SUITE
FAMILY BATHROOM WITH BATH AND SHOWER
BLOCK PAVED FRONTAGE TO AMPLE OFF ROAD PARKING
GARAGE CONVERTED TO OFFICE , KITCHEN, CLOAKS & STORAGE
MATURE GARDENS TO THREE SIDES**

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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

Accommodation Comprising

Part single glazed wooden leaded door to

Hall

Stairs leading off to the first floor. Central heating radiator. Wooden flooring. Doors to Study, Kitchen, reception rooms and:

Cloakroom

Wall mounted wash hand basin and close coupled WC. Central heating radiator. Understairs storage cupboard.

Reception One

5.51m (18' 1") approx Max x 4.28m (14' 1") approx
Four uPVC double glazed leaded windows to three aspects. Central heating radiator. Feature stone fireplace with pebbled gas fire

Reception Two

4.39m (14' 5") approx x 4.1m (13' 5") approx
Central heating radiator. uPVC double glazed leaded French doors to side garden. Feature stone fireplace with log effect gas fire.

Study

2.47m (8' 1") approx x 1.72m (5' 8") approx
Two uPVC double glazed leaded windows to two aspects. Central heating radiator

Breakfast Kitchen

3.45m (11' 4") approx x 6.64m (21' 9") approx
Ample wall and base units with work surfaces over. Space for Range cooker with extractor fan over. Three uPVC double glazed leaded windows to two aspects. Tiled splashbacks and floor. Integrated dishwasher. One and half bowl stainless steel sink. Velux window to ceiling. Central heating radiator. Breakfast Bar with wine rack. Door to Utility and Folding doors to Dining Area:

Dining Area

4.3m (14' 1") approx x 3.47m (11' 5") approx
Central heating radiator. uPVC double glazed leaded window. Two uPVC double glazed leaded French doors to the rear garden and side garden.



Utility Room

2.3m (7' 7") approx x 2.48m (8' 2") approx
Ample wall and base units matching the kitchen cupboards with works surfaces over. Single drainer stainless steel sink. Plumbing and space for automatic washing machine. uPVC double glazed leaded window. uPVC double glazed leaded door to rear garden.



First Floor

Landing

uPVC double glazed leaded window to the side. Access to loft. Airing cupboard with boiler

Master Bedroom

4.0m (13' 1") approx x 3.5m (11' 6") approx
Two uPVC double glazed leaded windows to the rear. and UPVC double glazed leaded window to the side. Central heating radiator. Door to:



En-Suite Shower Room

1.87m (6' 2") approx x 3.48m (11' 5") approx
Fully tiled double walk in shower. Pedestal wash hand basin. Close coupled WC. Heated chrome towel rail. Tiled splashbacks and tiled floor. uPVC double glazed leaded window to the rear.

Bedroom 2

3.41m (11' 2") approx x 3.0m (9' 10") approx
uPVC double glazed leaded window to the front. Central heating radiator. Door to Jack and Jill en suite.



En-Suite Jack n Jill Shower Room

Double walk-in fully tiled shower cubicle with shower. Pedestal wash hand basin and close coupled WC. Tiled floor.

Bedroom 3

2.35m (7' 9") approx x 3.63m (11' 11") approx
Sharing Jack and Jill en suite. uPVC double glazed leaded window to the side. Central heating radiator.



Bedroom 4

2.69m (8' 10") approx x 3.32m (10' 11") approx
Three uPVC double glazed leaded windows to three aspects. Central heating radiator.

Bedroom 5

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2.45m (8' 0") approx x 2.86m (9' 5") approx
uPVC double glazed leaded window to the side.
Central heating radiator.

Family Bathroom

White suite comprising: Panelled bath with display shelf. Pedestal wash hand basin and close coupled WC. Walk in fully tiled shower cubicle with shower. Tiled floor. Heated chrome towel rail. uPVC double glazed leaded window to the side.



Gardens

Front Garden

Being block paved with ample off road parking. Lawn area to sides. Mature Trees with fencing to sides. gates either side to the Rear Garden.

Garage currently used as office with kitchen and WC

4.1m (13' 5") approx x 3.86m (12' 8") approx Kitchen Area being 2.34m (7' 8") approx x 1.63m (5' 4")
Office Area: With Air con unit. UPVC Double glazed French doors to the Rear Garden. Door into Kitchen Area: Base unit and space for domestic appliance and fridge freezer. Stainless steel sink unit with mixer tap. Kitchen Area: stainless steel sink unit with mixer tap, Base unit with space for automatic washing machine and fridge freezer. UPVC double glazed window to the front. WC Low level WC and pedestal wash hand basin.



Side and Rear Gardens

Gardens with three sides with Mature Trees and shrubs, fenced to sides and Rear. Block paved patio to three sides.

Disclaimer

We need to make you aware the seller of the property is employed by Alternative Estates.

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

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.



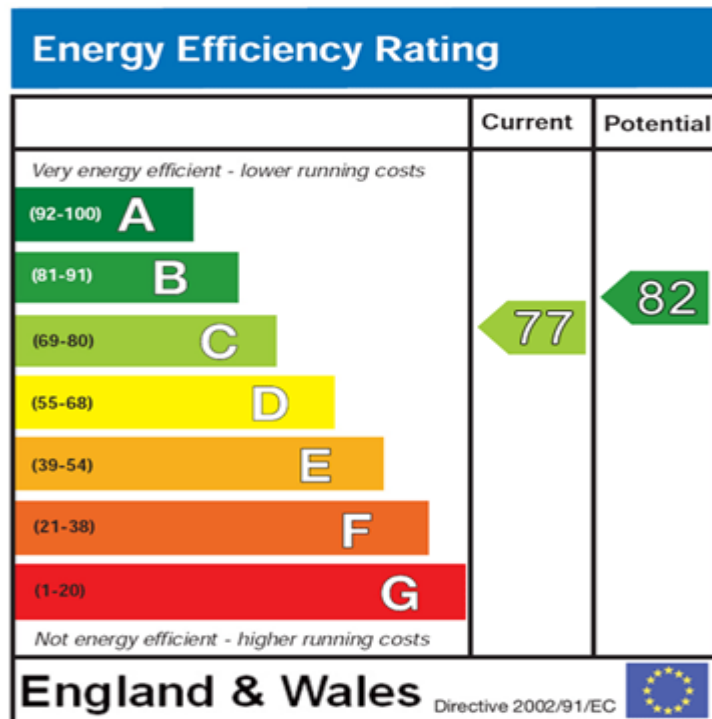
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.