



## 25 Woodlands Road, Binley Woods, Coventry, CV3 2BZ

Asking Price £375,000



**EXTENDED SEMI-DETACHED HOUSE  
THREE GOOD SIZE BEDROOMS  
BREAKFAST KITCHEN  
CLOAKROOM AND UTILITY  
LOUNGE/DINING ROOM  
FAMILY BATHROOM  
DRIVE WITH PARKING & GARAGE  
GOOD SIZE REAR GARDEN  
GAS CENTRAL HEATING & UPVC DOUBLE GLAZING**

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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**Composite Door to Hall**

With stairs off to the first floor, Central heating radiator and door to:

**Lounge**

*(3.94m (12' 11") approx. x 4.39m (14' 5") into bay approx.)*

UPVC double glazed bay window to the front, feature fire place, central heating radiator.

Archway to:



**Dining Area**

*(4.91m (16' 1") approx. x 2.88m (9' 5") approx.)*

Understairs cupboard. Doorway to:

**Breakfast Kitchen**

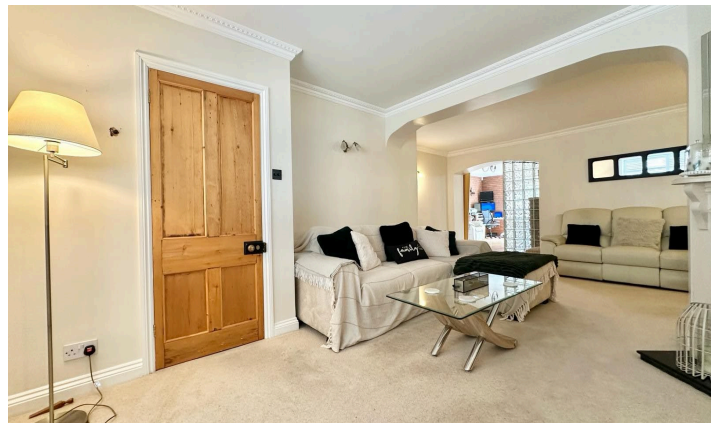
*(5.46m (17' 11") approx. x 4.43m (14' 6"). approx. and 2.31m (7' 7") approx. x 3.24m (10' 8") approx.*

To the dining area there is hardwood floor, central heating radiator, UPVC double glazed French doors and side panels leading out to the rear garden. door to the garage, door to the utility room. Open plan breakfast bar to the kitchen with ample wall and base units with worktops over, built in electric oven, gas hob and extractor fan over. Single drainer sink unit with mixer tap. space for 2 x domestic appliances. Tiled floor.



**Utility**

UPPC barn door style leading to the rear garden, plumbing and space of automatic washing machine, and shelf with plumbing and space fo dishwasher over. Door to:



**Cloakroom**

Low level WC, wall mounted hand wash basin, tile floor.

**Landing**

Doors off to the bedrooms and Family bathroom

**Bedroom One**

*(3.38m (11' 1") approx. x 3.30m (10' 10") approx.)*

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



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### **Bedroom Two**

*(3.44m (11' 3") approx. x 2.55m (8' 4") approx.)*  
UPVC double glazed window to the rear, central heating radiator.

### **Bedroom Three**

*(4.68m (15' 4") approx. x 2.82m (9' 3") approx.)*  
Velux window, central heating radiator. Storage in the eaves to the front and rear of the bedroom.

### **Family Bathroom**

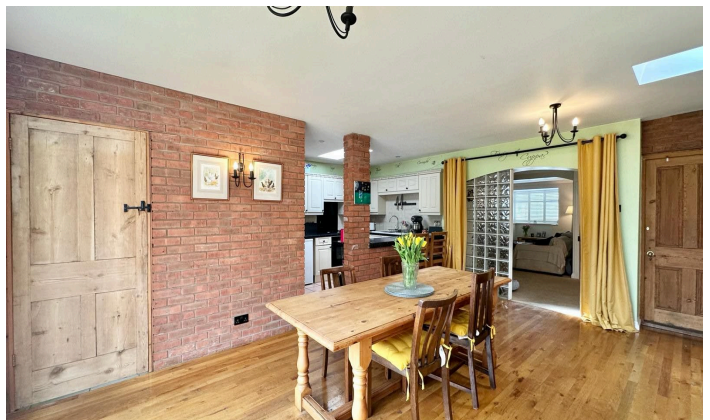
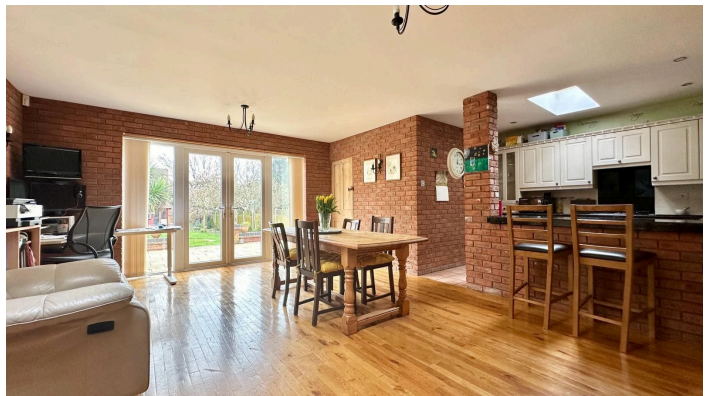
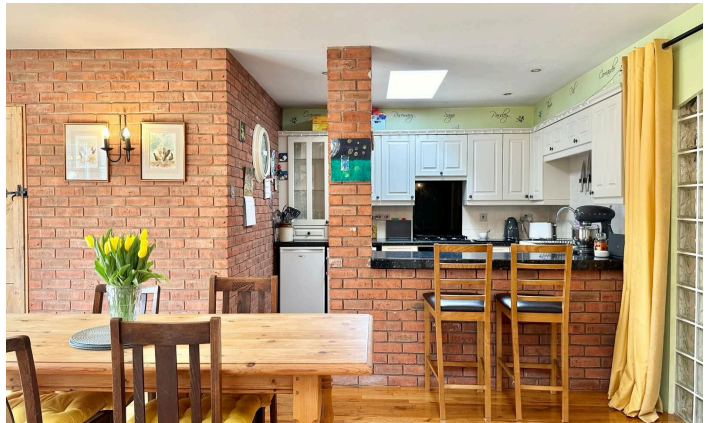
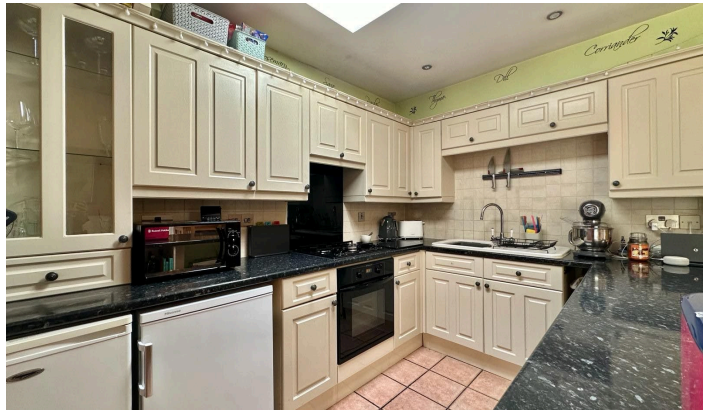
White suite comprising panelled bath, shower cubicle, low level wc, pedestal hand wash basin, UPVC double glazed window to the rear, heated chrome towel rail.

### **Front Garden**

Stoned front driveway with parking and direct access to good size garage.

### **Rear Garden**

Good size rear garden. Patio area then steps down to the lawned garden with shrub borders and fenced to both sides. To the rear there is a outbuilding and timber shed.



### Agents Note

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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**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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