



14 Friars Close, Binley Woods, Coventry, CV3 2QW

Asking Price £400,000



A Detached Four Bedroom House
First floor Bathroom & Ground Floor Shower Room
Large Kitchen
Two Reception Rooms
Driveway & Garage
Spacious Garden
Quiet Cul-De-Sac
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.

Members of the Property Ombudsman Scheme for Sales & Lettings

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

UPVC Double glazed door to:

Porch

UPVC Double Glazed window to the side and front, UPVC Double glazed door to:

Dining Room

3.07m (10' 1") x 3.36m (11' 0")

With stairs off to the first floor, Central heating radiator, UPVC Double glazed window to the front and side, door to:

Lobby

With doors to: shower room, lounge and kitchen.

Ground Floor Shower Room

White suite - Low level WC, Panelled hand wash basin, shower cubicle, fully tiled walls and floor, heated towel rail, UPVC Double glazed window to the side.

Lounge

3.55m (11' 8") x 5.62m (18' 5")

Central heating radiator, feature fireplace, UPVC Double glazed French Doors and side panels to rear.

Kitchen

2.9m (9' 6") x 4.38m (14' 4")

Ample wall and base units with work tops over, Built in Five burner Hob and extractor fan over, One and a half bowl sink unit with mixer tap, plumbing space for automatic washing machine, built in oven and grill, Breakfast bar, space for fridge/freezer, UPVC Double glazed window to the rear, UPVC Double glazed door to the side and a central heating radiator.



Landing

Access to the loft, all rooms off:

Bedroom One

3.19m (10' 6") x 4.03m (13' 3")

Central heating radiator, UPVC Double glazed window to the front, built in cupboard.

Bedroom Two

3.89m (12' 9") x 3.08m (10' 1")

UPVC Double glazed window to the rear, central heating radiator, triple built in wardrobes.

Bedroom Three

2.67m (8' 9") x 2.04m (6' 8")

UPVC Double glazed window to the rear, central heating radiator, built in single wardrobe and dressing table.

Bedroom Four

2.21m (7' 3") x 2.79m (9' 2")

UPVC Double glazed window to the front, central heating radiator and a Cupboard.

Bathroom

1.73m (5' 8") x 2.0m (6' 7")

White suite - Vanity sink and WC, panelled bath, fully tiled walls, heated towel rail, UPVC Double glazed window to the side.

Front

Blocked paved drive leading to the garage, stone area to the side with flower bed and tree, pedestrian access to the rear garden.

Rear

Paved patio then laid to lawn, fenced to sides and rear, shrub borders and a timber shed.



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)

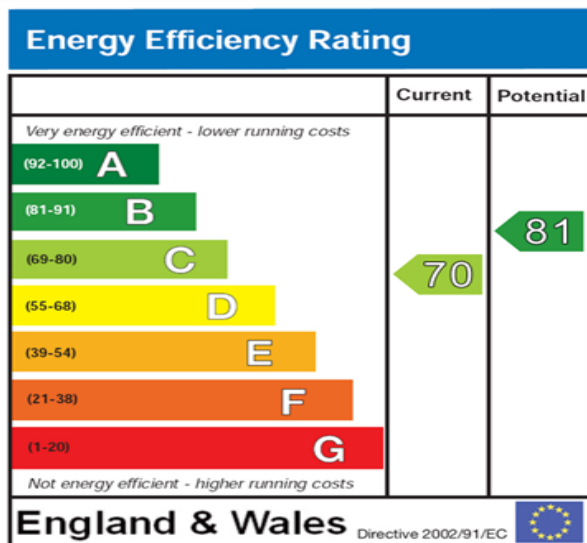
Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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.