



**25 Friars Close, Binley Woods, Coventry, CV3 2QW**

Asking Price £395,000



Three Bedroom Detached House  
Large rear Garden overlooking Fields & Woodlands  
Fitted Kitchen with separate Utility  
Spacious Lounge through to Extended Diner  
Ground Floor WC  
Three good size Bedrooms  
Bathroom with Separate Shower and Bath  
Driveway with Direct Access to garage  
UPVC Double Glazing & Gas Centrally heated  
No Chain

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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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**Entrance**

UPVC Double Glazed door to:

**Hallway**

With stairs off to the first floor, door to cloakroom, utility, lounge, Central heating radiator, Understairs cupboard.

**Cloakroom**

Central heating radiator, vanity sink unit, low level WC, UPVC Double glazed window to the side.

**Utility Room**

1.99m (6' 6") x 2.28m (7' 6")

Plumbing space for automatic washing machine, space for fridge/freezer, cupboard housing boiler.

**Kitchen**

3.93m (12' 11") x 2.38m (7' 10")

Ample fitted wall and base units with works tops over, One and a half bowl sink unit with mixer tap, space for electric cooker with extractor fan over, integrated dishwasher, integrated fridge, central heating radiator, UPVC Double glazed window to the front and UPVC Double glazed door to the side.

**Lounge**

3.33m (10' 11") x 5.87m (19' 3")

Two Central heating radiators, feature coal gas fire and surround, Two UPVC Double glazed patio doors to the rear garden, Archway to:

**Dining room**

3.33m (10' 11") x 2.45m (8' 0")

Central heating radiator, UPVC Double glazed patio doors to the rear.

**Landing**

All rooms off:

**Bedroom One**

4.23m (13' 11") x 3.01m (9' 11")

UPVC Double glazed window to the rear, Central heating radiator, Built in furniture



comprising Three Single wardrobes, Two Bedside tables and cupboards over bed recess, dressing table and drawers.

### Bedroom Two

2.76m (9' 1") x 3.30m (10' 10")

UPVC Double glazed window to the rear, Central heating radiator, Built in double wardrobe.

### Bedroom Three

3.01m (9' 11") x 3.06m (10' 0")

UPVC Double glazed window to the front, Central heating radiator, Built in double wardrobe.

### Bathroom

2.01m (6' 7") x 2.73m (8' 11")

White suite, Panelled bath, Vanity sink, WC, shower cubicle, chrome heated towel rail, fully tiled walls.

### Front

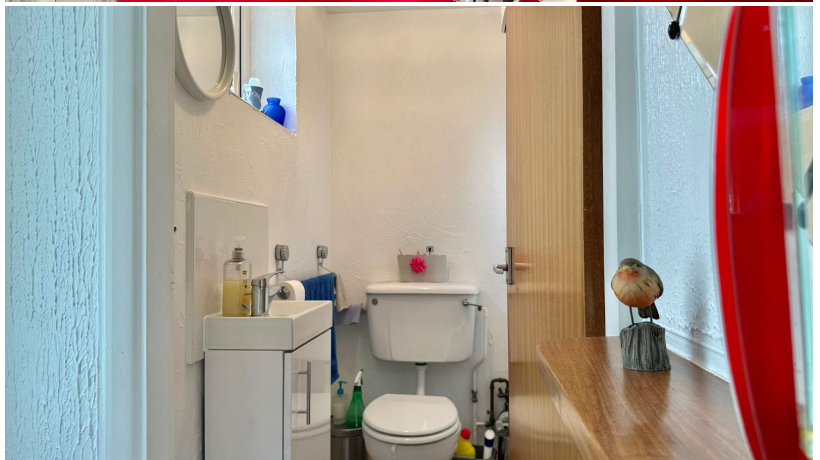
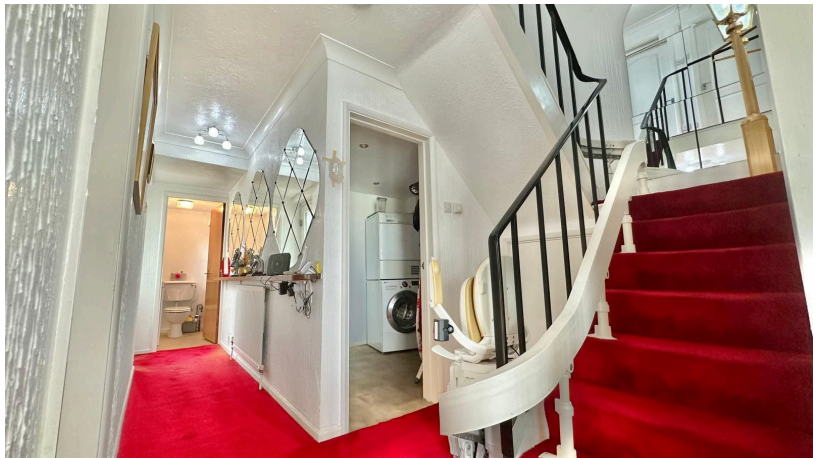
Block paved drive leading to garage which half has been converted to a utility, side pedestrian access to both sides to the rear garden.

### Rear

Paved patio then laid to lawn with mature bushes, shrubs and rear gate leading out to open views of fields and woodlands.

### 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



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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**

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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.