



8 Birchwood Road, Binley Woods, Coventry, CV3 2JG

Asking Price £340,000



Two Bedroom Semi-Detached Bungalow with No Chain
Re-fitted Stylish Kitchen
Open Plan Kitchen Diner & Lounge
Re-fitted Bathroom
Two Double Bedrooms
Direct access to Garage from Driveway
Low Maintenance Rear Garden
Off Road parking to the front
Village Location
UPVC Double Glazing & Gas Central heating

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

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

Entrance

Gated pedestrian side access to the lean to:

Lean to

1.6m (5' 3") x 3.1m (10' 2")

Large space for storage, access to the rear garden and access to the bungalow:

Open Plan Kitchen/Diner/Lounge

6.9m (22' 8") x 5.7m (18' 8") (max)

Re-fitted stylish "Howdens" Kitchen with ample wall and base units with marble work tops over, large sink with mixer tap, "Lamona" electric oven, Four zone induction hob with a remote control extractor fan above, wine cooler, space for fridge freezer, large breakfast bar which seats up to four diners, UPVC Double glazed window to the side, Central heating radiator, door into the garage. Lounge/Dining area: Two central heating radiators, UPVC Double glazed bay window, feature fireplace, space for large dining table and sofa.

Hallway

1.6m (5' 3") x 3.1m (10' 2")

Off the Kitchen/Lounge and diner with doors to the bathroom and two Double Bedrooms, access to the large loft space.

Bedroom One

3.4m (11' 2") x 3.6m (11' 10")

Central heating radiator and a UPVC Double glazed window overlooking the rear garden.

Bedroom Two

3.3m (10' 10") x 3.5m (11' 6")

Central heating radiator and a UPVC Double glazed window overlooking the rear garden.



Bathroom

2.3m (7' 7") x 1.7m (5' 7")

Re-fitted bathroom with a Low level WC, Wall mounted hand wash basin with storage below, panelled bath with rainfall shower and secondary hose attachment, wall mounted central heating radiator, UPVC Double glazed window to the side, tiled floors and walls.

Garage

4.2m (13' 9") x 2.5m (8' 2")

Up & over electric door, power & lighting to the garage and a new Combi boiler, door to the kitchen.

Rear Garden

Low maintenance rear garden, a mostly slabbed rear with a large patio area to the top of the garden then laid to lawn, wooden fence to rear and sides and a mature hedge to one side.

Front

Mostly hardstanding with ample parking and a small lawn to the side complimented by mature plants and bushes to the front and side and direct access to the garage.



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.



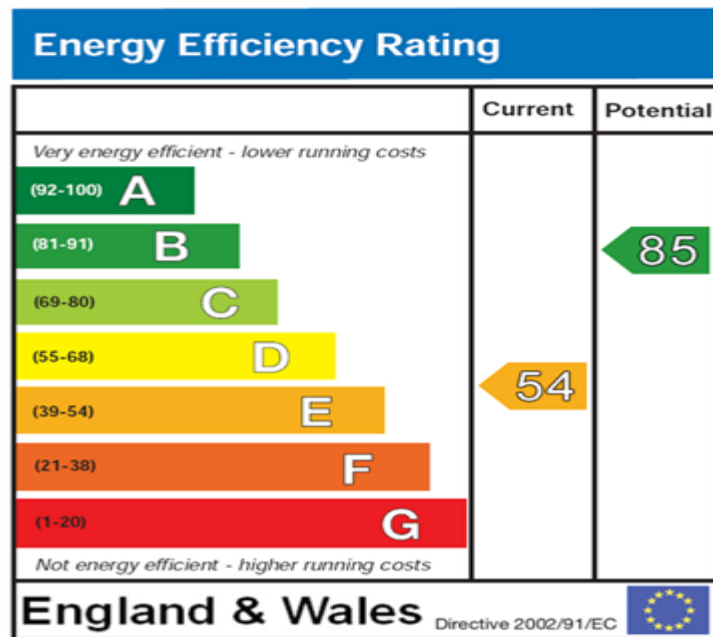
TENURE - FREEHOLD

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.

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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.

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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.