



37 Monks Road, Binley Woods, Coventry, CV3 2BQ

Offers in excess of £350,000



An Extended Two Bedroom Semi-Detached Bungalow
Extended Breakfast Kitchen with Integrated Appliances
Utility Room & WC
Spacious Through Lounge Diner & Conservatory
Two Double Bedrooms
Fitted Shower Room
Large Rear Garden
Ample Parking to the Front
Garage + EV Charging Point
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

New Door to:

Hallway

Central heating radiator, doors off to all rooms:

Extended Breakfast Kitchen

5.9m (19' 4") x 2.5m (8' 2")

Ample wall and base units with work tops over, breakfast bar with space for two diners, sink unit with drainer & mixer tap, 'Neff' Five point gas hob with extractor over, Integrated 'Bosch' Double Oven & Grill, Integrated dish washer, Cupboard housing combi boiler, Space for Fridge/Freezer, Tiled floor & partly tiled walls, Central heating radiator, Double Glazed window to the side & double glazed door leading to the Utility:

Utility

4.3m (14' 1") x 2.4m (7' 10")

Space for washing machine & dryer, space for Fridge/Freezer, tiled floor, Double glazed door onto the rear garden, Double glazed window to the side, door to the:

WC

0.9m (2' 11") x 0.9m (2' 11")

Low level WC, Hand wash basin & a tiled floor.

Through Lounge Diner

5.5m (18' 1") x 3.4m (11' 2")

Central heating radiator, Space for Large Sofa & Dining table, Double glazed sliding doors onto the:

Conservatory

3.4m (11' 2") x 3.3m (10' 10")

Central heating radiator, Double glazed window to the side & rear, Double glazed French doors onto the patio.

Bedroom One

5.1m (16' 9") x 3.2m (10' 6")

Central heating radiator, Double glazed window to the front.

Bedroom Two

3.8m (12' 6") x 2.7m (8' 10")

Central heating radiator, Double glazed window to the front & side & loft access.



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Shower Room

1.9m (6' 3") x 1.8m (5' 11")

Low level WC, Vanity sink unit with lots of storage below, Shower Cubicle, Chrome heated towel rail, Fully tiled Walls & Floor, Double glazed window to the side.

Garage

5.2m (17' 1") x 2.5m (8' 2")

Power & Lighting, Doors opening up onto the Driveway and a Door onto the Rear Garden.

Rear

Large Rear Garden including a Patio which Extends the Full Width of the Property, Mostly laid to Lawn with Mature Shrubs & Trees, Wooden Shed, Fencing to Both Sides & Rear.

Front

Ample Parking to the Front with Direct Access to the Garage & a EV charging point located on the side of the Bungalow.



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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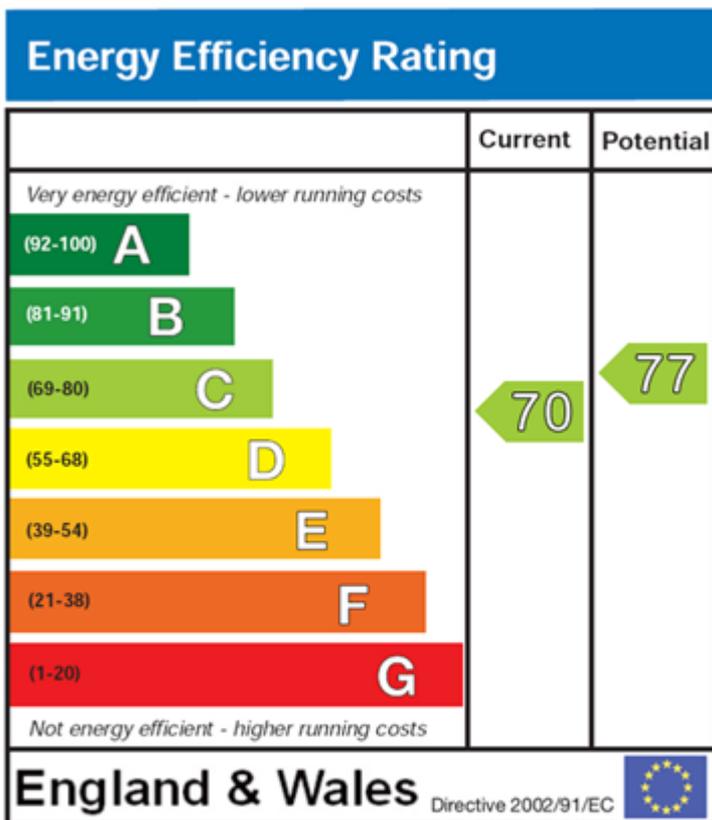
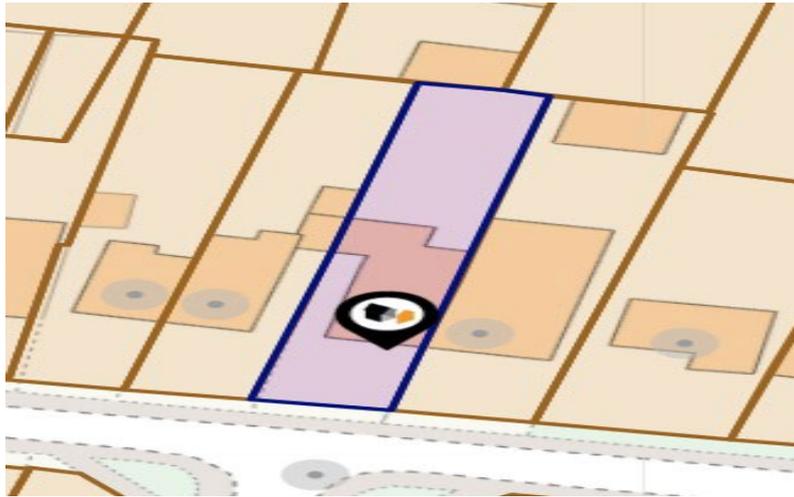
IMPORTANT NOTICE

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.

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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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