



## 18 Birchwood Road, Binley Woods, Coventry, CV3 2JH

Offers in the Region of £325,000



A Modern Two Bedroom Semi-Detached Bungalow  
Popular Village Location with Park & Local Shops Close by  
High Spec Re-Fitted Kitchen  
Through Lounge Diner & Conservatory  
Two Double Bedrooms  
Re-Fitted Shower Room  
Utility Room with Access to the Front & Rear  
Well Maintained Rear Garden  
Driveway to the Front & Laid to lawn  
UPVC Double Glazing & Gas Central Heating

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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

### Entrance

New composite door to the hallway:

### Hallway

Doors off to two bedrooms, re-fitted shower room, through lounge diner, built in storage cupboard, access to the loft, central heating radiator & new carpet.

### Through Lounge Diner

4.6m (15' 1") x 3.1m (10' 2")

Central heating radiator, electric fire, UPVC double glazed sliding door onto conservatory, door to kitchen & utility:

### Re-Fitted Kitchen

2.0m (6' 7") x 2.7m (8' 10")

Stylish modern kitchen benefitting from Ample wall & base units with Granite work tops over, integrated 'Bosch' gas hob with extractor over, integrated "Hot Point" electric oven & grill, integrated "Lamona" microwave, sink unit with chrome mixer tap, tiled floor & tiled splashbacks, tall central heating radiator, UPVC Double glazed window overlooking rear garden, doorway to:

### Utility Room & Storage

Hallway with doors to the Front Driveway, Rear Garden, doorway to the Utility & Storage: Utility: 1.6m (5' 3") x 0.8m (2' 7") Space for washing machine. Storage: 1.9m (6' 3") x 1.5m (4' 11") Space for Fridge/Freezer, 'Worcester' boiler & a UPVC double glazed window to the rear.

### Conservatory

2.8m (9' 2") x 2.5m (8' 2")

Central heating radiator, UPVC double glazed windows to the side & rear, UPVC double glazed French doors onto patio, power & lighting.

### Bedroom One

4.0m (13' 1") x 3.1m (10' 2")

Central heating radiator, UPVC double glazed window to the front.

### Bedroom Two

2.7m (8' 10") x 3.0m (9' 10")

Central heating radiator, UPVC double glazed window to the front.



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### Re-Fitted Shower Room

2.7m (8' 10") (max) x 1.9m (6' 3")

Low level WC, vanity sink unit with mixer tap & storage below, walk in shower cubicle with electric shower & shower screen, fully tiled walls & floor, chrome heated towel rail, UPVC double glazed window to the side.



### Rear Garden

Immaculate garden with large patio area for outdoor seating & dining, laid to lawn area with decorative stone sections, mature shrub borders & plants, wooden shed to the rear, wooden fencing to one side, brick wall to the side & rear, access to the utility & conservatory.

### Front

Driveway providing off road parking, mostly laid to lawn, gated pedestrian access to the front door & utility room.



### 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.



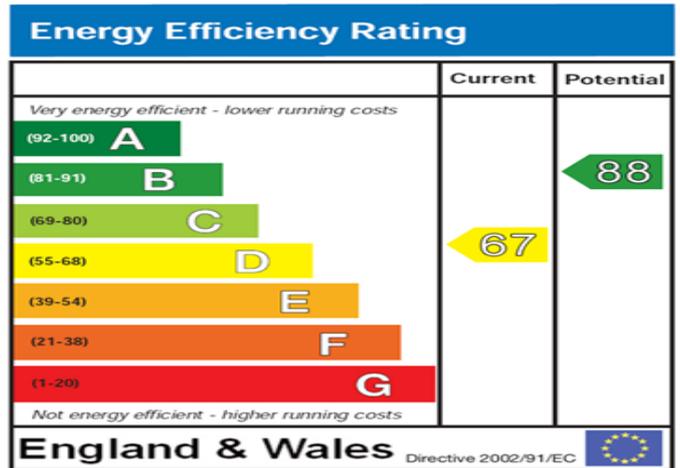
### TENURE - FREEHOLD

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.

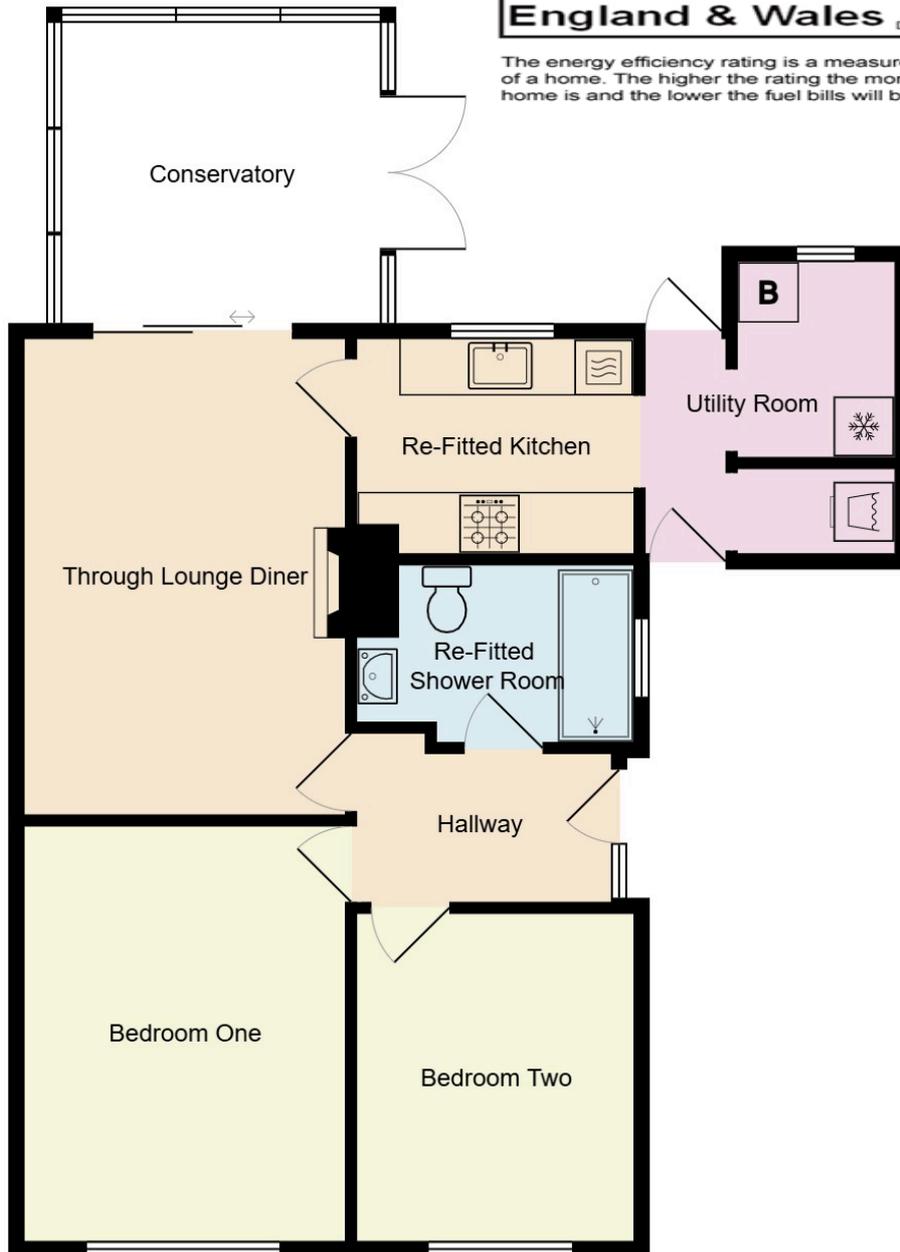


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



**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.