



Connells

Rugby Road
Binley Woods Coventry



Property Description

A well presented single bayed semi detached property situated on the edge of the City in the sought after lovely village of Binley Woods with easy access to local amenities, Comb Abbey, walkways, parks and motorway links. The accommodation briefly comprises: ground floor generous sized toilet & shower room, lounge, dining room/utility, fitted kitchen and a conservatory. There are two good sized bedrooms and a fitted bathroom to the first floor and functional attic space. Externally there is a gravelled driveway providing off road parking for approximately 3 vehicles and a private newly renovated low maintenance rear garden.

Approach

Double glazed door.

Entrance Hall

Stairs to first floor, Minton flooring.

Lounge

Double glazed bay window to the front elevation, gas fire and wooden flooring. Door to:

Fitted Kitchen

Wall and base mounted units incorporating an inset one and a half bowl single drainer stainless steel sink unit with work surfaces. Integrated electric double oven and induction hob, plumbing for automatic washing machine, space for domestic appliance, laminate flooring, double glazed window to the side elevation and double glazed door to the rear elevation. Through to;

Dining Room/Utility

Double glazed window to the rear elevation, laminate flooring and door to conservatory. Door to shower room and conservatory.

Conservatory

Double glazed windows and double glazed doors opening to rear garden.

Shower Room

Comprising, shower cubicle, wash hand basin, toilet, extractor fan and double glazed window to the side elevation.

First Floor Landing

Double glazed window to the side elevation, exposed floorboards and doors to;

Bedroom One

Double glazed window to the front elevation, fitted wardrobe and exposed floorboards.

Bedroom Two

Double glazed window to the rear elevation, fitted cupboard, exposed floorboards and loft hatch.

Fitted Bathroom

Tiled, comprising bath with mixer tap, wash hand basin, toilet and double glazed window to the rear elevation

Outside

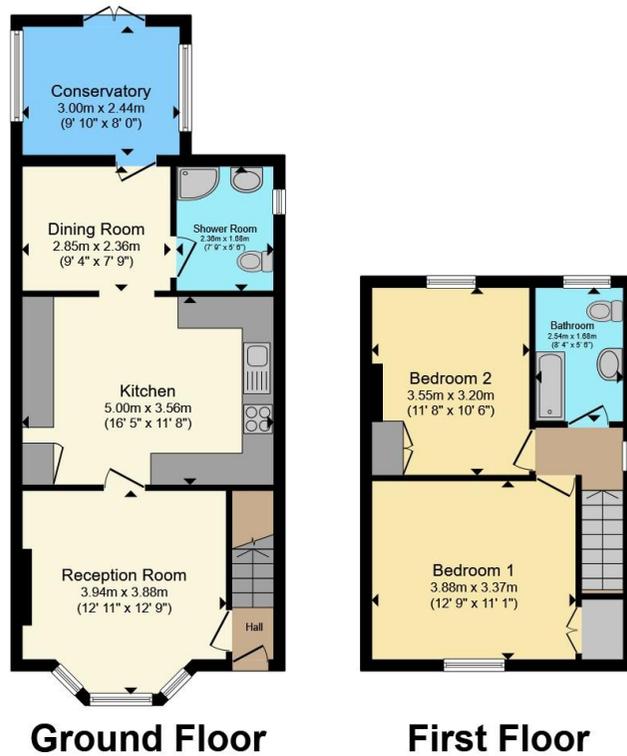
Front Of Property

Gravelled driveway providing parking for approximately three vehicles.

Rear Garden

Patio area beyond being laid with Astro turf and borders.





Total floor area 87.3 m² (940 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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38 New Union Street
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EPC Rating: E Council Tax
 Band: C

view this property online connells.co.uk/Property/COV322766

Tenure: Freehold



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Property Ref: COV322766 - 0004