



Connells

Binley Road
Binley Coventry



Property Description

Nestled along the highly regarded Binley Road, this impressive four-bedroom detached residence presents a rare opportunity to acquire a substantial family home combining generous proportions, refined living spaces, and a prime Coventry location.

This attractive detached residence provides versatile and generously sized accommodation throughout. The ground floor briefly comprises a welcoming entrance hallway leading to a bright and airy lounge, ideal for both everyday living and entertaining, a kitchen/diner offering further space for family meals and gatherings, while the main fitted kitchen area benefits from ample storage and worktop space, and a convenient downstairs w/c.

Upstairs, the property boasts four well-proportioned bedrooms across 2 floors, including a spacious principal bedroom alongside a family bathroom and additional storage.

Externally, the property enjoys a private rear garden, perfect for outdoor relaxation or family use.

The property is set within a small and exclusive development of just four detached homes. The home benefits from two designated spaces - bays 3 and 4, which are owned outright and form part of the land included in the sale. Both spaces are legally registered with the title deeds and are not merely allocated or shared.

Early viewing is highly recommended – contact Connells today on 02476553093 to arrange your viewing.

Approach

Door to:

Welcoming Hallway

Sleek tiled hallway with stairs rising to the first floor, with convenient pull-out cupboards beneath, offering practical hidden storage. The hallway provides access to the lounge, kitchen and w/c.

Lounge

A cosy lounge featuring soft neutral decor and a plush carpeted floor, creating a warm and inviting atmosphere. A large double glazed front-facing window dressed with curtains allows plenty of natural light into the space. Additional touches include a statement ceiling light and display shelving, adding both style and practicality.

Kitchen/Dining Room

A stylish and contemporary kitchen diner featuring sleek high-gloss cabinetry and a small central island with a contrasting worktop, ideal for both cooking and casual dining. The space is finished with tiled flooring and ceiling spot lighting throughout. Integrated appliances such as dishwasher, washing machine, oven and microwave with a five ring gas job in the centre of all units and extractor fan over, complementing the clean design. French double doors open out to the garden, allowing plenty of natural light and providing an excellent space for entertaining.

W/C

Convenient downstairs toilet with wash hand basin, double glazed window to the side elevation and a heated towel rail.

First Floor Landing

A well-maintained first floor landing featuring striped carpeted floor, doors leading to three bedrooms as well as the family bathroom, and stairs rising to the master bedroom on the second floor.

Bedroom Two

An inviting double bedroom bathed in natural light, where soft neutral tones are lifted by rich accents of deep blue. This bedroom benefits from an en-suite.

Ensuite

A contemporary en-suite shower room, finished with clean white walls and stylish mosaic tiling that wraps around the lower half of the room and into the shower enclosure. The space features a wall-mounted WC and basin, while a glass-enclosed shower area adds a polished touch.

Bedroom Three

A third beautifully styled double bedroom featuring soft green tones overlooking the rear aspect of the property.

Bedroom Four

A generously sized fourth bedroom, currently being used as a home office/ study room. This room has been designed to offer a versatile work space, with furnishings providing ample space for organisation.

Family Bathroom

A modern family bathroom creating a clean and contemporary feel. The space features a full-length bath with an overhead shower and glass screen, surrounded by subtly patterned wall panels for a seamless look. A wall-mounted basin sits beneath a large mirrored wall, enhancing the sense of space and light, while a compact WC is neatly positioned alongside. A window with vertical blinds allows natural light to filter in while maintaining privacy, completing this stylish and well-appointed bathroom.

Second Floor Landing

A loft hatch and door to:

Master Bedroom

A stunning and expansive principal bedroom suite, beautifully designed to combine style and space. The room completes with extensive fitted wardrobes provide ample storage without compromising the clean aesthetic. The space is further complemented by access to a stylish en-suite bathroom.

Ensuite

A bright en-suite shower room, designed with a clean, streamlined aesthetic. The walls are finished with horizontal mosaic tiling and white sanitaryware. The layout includes a classic pedestal basin and a sleek wall-mounted WC. A spacious glass shower enclosure completes the setting with a large skylight above drawing in plenty of natural light, enhancing the airy feel created by the sloping ceiling. Finishing touches such as chrome fittings and a compact storage unit add both style and functionality, resulting in well-fitted bathroom space.

Outside

Front Of Property

A neat front garden sits in front of the property, mainly laid to lawn with a paved pathway leading to the entrance, adding to the overall kerb appeal. The property benefits from two private parking bays, which are owned outright and form part of the land included in the sale.

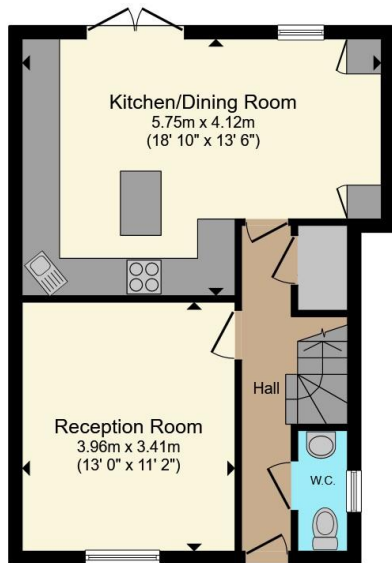
Rear Garden

A beautifully arranged rear garden seating area, designed to create a relaxed and sociable outdoor space. The paved patio is sheltered by a timber-framed pergola with the seating area. Steps lead up from the patio to a raised lawn, bordered by mature hedging that offers a good degree of privacy. The overall setting is both inviting and functional, ideal for enjoying outdoor living throughout the warmer months.

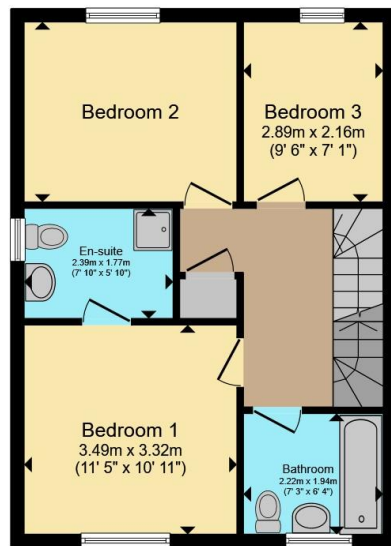
Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks

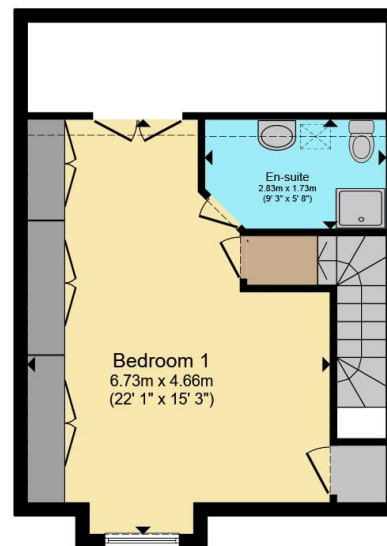




Ground Floor



First Floor



Second Floor

Total floor area 128.4 m² (1,383 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

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Band: E

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Tenure: Freehold



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