



Connells

Binley Avenue
Binley Coventry



Property Description

Situated in the popular residential area of Binley, this spacious and extended four-bedroom semi-detached property offers versatile family accommodation and is conveniently located close to a range of local amenities, schools and transport links.

The ground floor comprises an entrance hall, a modern shower room, a spacious through lounge/dining room providing an excellent living and entertaining space, a fitted kitchen, and a conservatory overlooking the rear garden. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite bathroom, together with a family bathroom serving the remaining bedrooms.

Externally, there is an 100ft tarmac driveway leading to the double garage now used as a store room. The wooden gate gives great security to cars and vans. There is also parking in front of the gate, so plenty of parking and an enclosed rear garden, ideal for families and outdoor entertaining.

Approach

UPVC front door.

Entrance Hall

Stairs to first floor.

Through Lounge/Dining Room

Double glazed bay window to the front elevation, two radiators and hardwood flooring.

Shower Room/Utility

Comprising electric shower, full size sink, toilet, wall & base units, plumbing for washing machine, radiator, understairs storage, full serviced gas boiler and double glazed window to the side elevation.

Fitted Kitchen

Range of wall and base mounted units incorporating an inset one & a half bowl single drainer stainless steel sink unit with solid beech work surfaces and tiled splashbacks over. Integrated electric double oven and gas hob with cookerhood over, integral dishwasher, two integral fridges, space for a free standing fridge/freezer, breakfast island, double glazed window to the side elevation and a vaulted ceiling with two velux windows

Conservatory

Double glazed window to the rear & side elevations, large feature radiator, parquet flooring, remote controlled integrated ceiling fan and light and double glazed French doors to the side elevation.

First Floor Landing

Doors to;

Bedroom One

Double glazed window to the rear elevation, fitted cupboards and radiator.

En-Suite

Comprising, bath, walk-in shower, wash hand basin, toilet, heated towel rail, radiator and double glazed window to the front elevation.

Bedroom Two

Double glazed bay window to the front elevation, two built-in wardrobes and radiator.

Bedroom Three

Double glazed window to the rear elevation, fitted wardrobe and radiator.

Bedroom Four

Double glazed window to the rear elevation and radiator.

Bathroom

Tiled, comprising corner bath with shower mixer tap, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the front elevation.

Attic Room

Two velux windows, radiator, carpeted, sockets, ceiling light and access to extra storage.

Outside

Front Of Property

There is an approximately 100ft tarmac driveway leading to the double garage now used as a store room. The wooden gate gives great security to cars and vans. There is also parking in front of the gate, so plenty of parking.

Rear Garden

Mature garden with fruit trees (plum, pear, cherry) and raised vegetable beds. The garden area continues down the side and behind the large double garage.

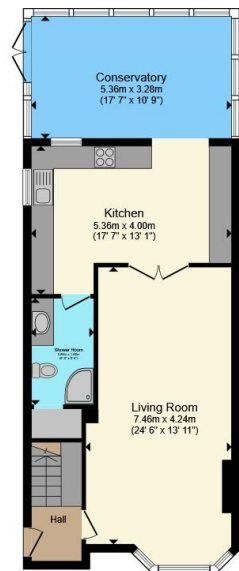
Garage

Large double garage with potential to be made into a gym/workshop/office/additional living space subject to planning depending on option. Sockets and ceiling lights installed, double glazed window and pit.

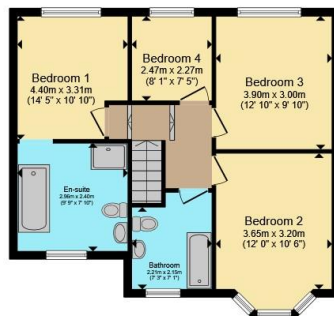
Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

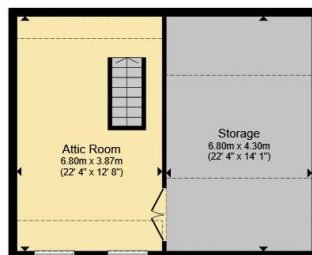




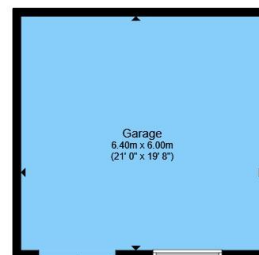
Ground Floor



First Floor



Second Floor



Garage

Total floor area 227.7 m² (2,451 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

Connells



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38 New Union Street
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EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/COV324129

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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