



60 WOODLANDS ROAD

£290,000 Freehold

BINLEY WOODS
COVENTRY
WARWICKSHIRE
CV3 2BZ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended and well presented three bedroom mid terraced property located in the sought after village of Binley Woods, Coventry. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Binley Woods which is located approximately 5 miles east of Coventry and 7 miles west of Rugby. There are a comprehensive range of amenities available within the immediate area to include a local store, post office, public house and excellent pre-school nursery and primary school. Retail parks and large chain supermarkets are all within 1 mile and there are local recreational spaces including Peace Garden.

The accommodation is set over two floors and in brief, comprises of an extended entrance porch allowing access to the lounge (which includes the converted garage space) and has a bay window, feature fireplace with inset fire, ceiling spotlights, a useful under stairs storage cupboard and door through to the kitchen/dining room. To the kitchen area, there is a four ring induction hob with extractor over, fitted microwave and oven, integrated wine cooler and slim line dishwasher, space for an upright fridge/freezer and has modern kickboard lighting. Off the dining area, French doors give access to the rear garden and stairs rise to the first floor landing.

To the first floor ,the landing has access to partly boarded loft space with a ladder and lighting with doors off to three well-proportioned bedrooms which are all serviced by the fully tiled family shower room fitted with a double shower enclosure, vanity unit with inset wash hand basin and low level w.c. There is a heated towel rail, ceiling spotlights and a door to a useful storage cupboard which houses the gas fired combination central heating boiler.

The property benefits from Upvc double glazing throughout and has gas fired central heating to radiators.

Externally, to the front of the property is lawned area with a tarmacadam driveway providing off road parking and steps up to the front entrance door. The south facing rear garden is predominantly laid to Astro with various plants and shrubs, has a porcelain patio area to the immediate rear of the property and is enclosed by timber fencing to the boundaries.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 79 m² (850 ft²).

AGENTS NOTES

Council Tax Band 'C'.
What3Words: ///watch.bake.marked

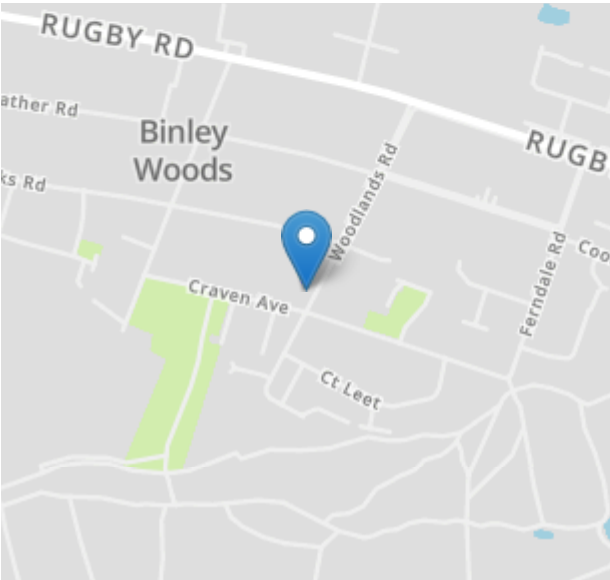
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- An Extended and Well Presented Three Bedroom Mid Terraced Property
- Sought After Village Location
- Lounge (to Include Converted Garage Space) with Feature Fireplace and Inset Fire
- Kitchen/Dining Room with Oven, Hob, Integrated Appliances and French Doors to Rear Garden
- First Floor Family Shower Room with Three Piece White Suite
- Upvc double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Off Road Parking
- Early Viewing is Highly Recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Porch

7' 0" x 3' 3" (2.13m x 0.99m)

Lounge

19' 2" maximum x 18' 9" (5.84m maximum x 5.71m)

Kitchen/Dining Room

19' 3" maximum x 11' 8 maximum" (5.87m maximum x 3.56m maximum)

First Floor

Landing

8' 7" x 5' 10" (2.62m x 1.78m)

Bedroom One

11' 8" x 10' 5" (3.56m x 3.17m)

Bedroom Two

11' 9" x 10' 5" (3.58m x 3.17m)

Bedroom Three

8' 7" x 8' 4" (2.62m x 2.54m)

Family Shower Room

8' 5" x 8' 3" (2.57m x 2.51m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.