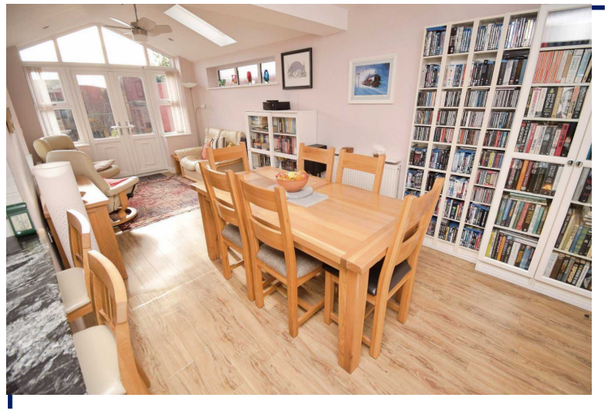

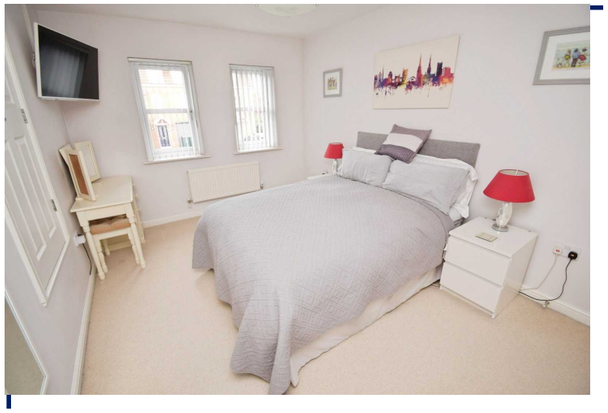



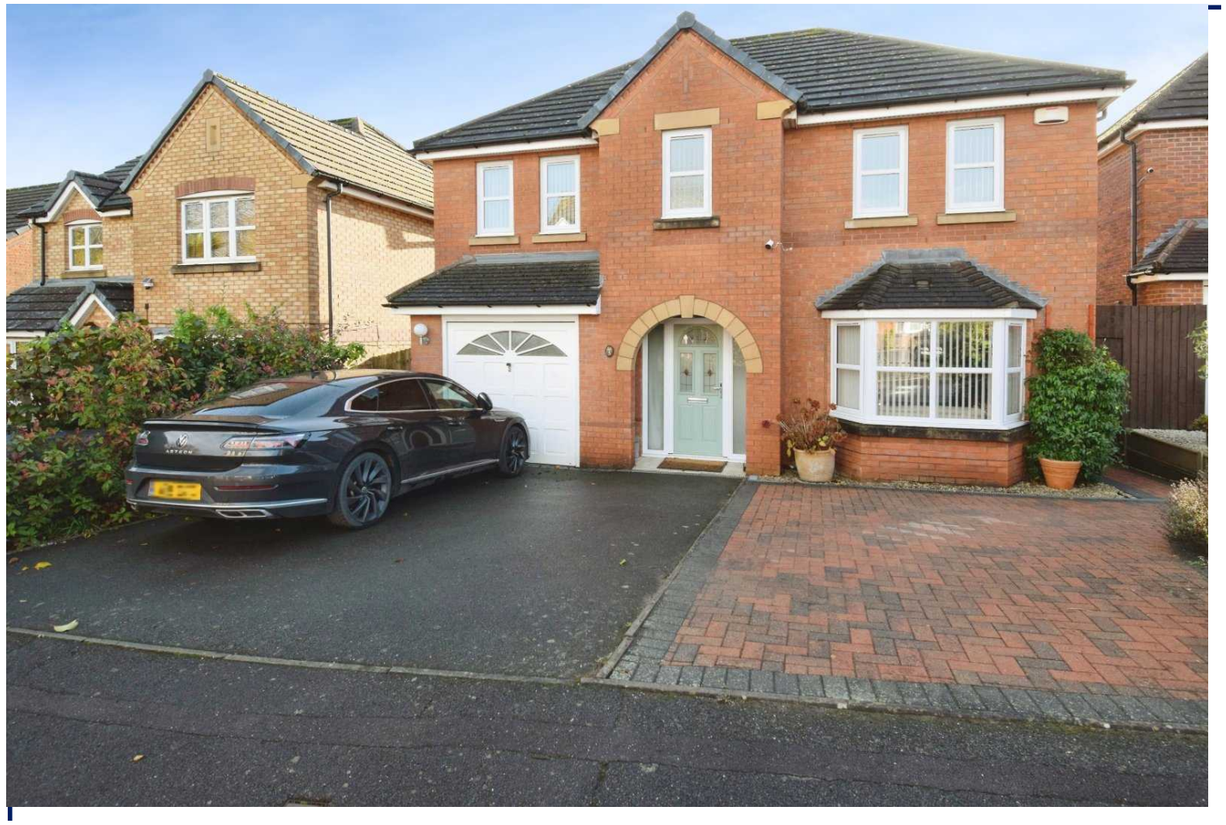





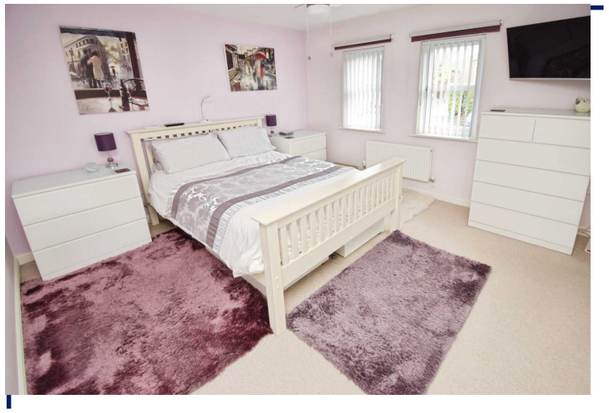

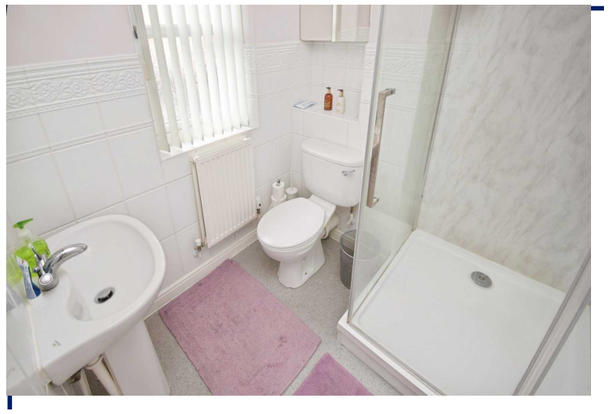

Sevilla Close, Coombe Fields,
Binley, Coventry, CV3

Asking Price: £525,000
Freehold

Reeds Rains

reedsrains.co.uk

Sevilla Close, Coombe Fields, Binley, Coventry, CV3

Asking Price: £525,000 Freehold

Council Tax Band: E
EPC Rating: B

Reeds Rains Estate Agents are delighted to present this spacious executive four bedroom detached family home, situated on a highly sought after development in Binley. Ideally positioned for modern family living, the property offers excellent access to local amenities, Warwickshire Shopping Park, and major road networks including the M6, M40, M69 and M1.

The accommodation briefly comprises a welcoming entrance hall, generous sitting room separate dining room, fitted breakfast kitchen, utility room with access to the integral garage, and a convenient ground floor cloakroom.

To the first floor, the impressive principal bedroom benefits from an ensuite shower room, complemented by three further well proportioned bedrooms and a family bathroom.
Externally, the property enjoys a private rear garden, while to the front there is a driveway providing off road parking for three vehicles and an integral garage.
Offering spacious and versatile accommodation in a desirable residential location, this excellent family home must be viewed to be fully appreciated.
EPC Rating: B Council Tax Band: E

Entrance Hall
Doors leading to
Cloakroom
W.c., wash hand basin.
Sitting Room
14'10" x 11'10" (4.52m x 3.6m)
Fireplace with gas fire, bay window to front, double doors leading to
Extended Dining Sun Room
22' x 9'6" (6.7m x 2.9m)
Double Patio doors to rear garden.
Well Fitted Kitchen
11'6" x 11'4" max (3.5m x 3.45m max)
A range of base and wall units, sink, drawers, granite working surfaces, integrated induction hob with extractor, double electric oven stack with one unit a combination oven/microwave, space for breakfast table, window to rear, door leading to
Fitted Utility Room
8'6" x 5'8" (2.6m x 1.73m)
Base and wall units to match kitchen units, granite worktop sink, gas boiler, door to rear garden, door leading to integral garage.

Landing

Loft
Access via Loft Hatch with fitted Loft Ladder
Boarded area approximately 15'0" x 7'7" (6.00m x 3.00m), electric light and power,

Bedroom 1
12'7" x 13'4" (3.84m x 4.06m)
Fitted wardrobes, windows to front, door leading to

Ensuite Shower Room
Shower cubicle with powered shower w.c., wash basin, windows to front..

Bedroom 2
9'8" x 12'6" (2.95m x 3.8m)
Fitted wardrobes, window to front, storage cupboard over stairs.

Bedroom 3
8'11" x 11' (2.72m x 3.35m)
Fitted wardrobes, window to rear.

Bedroom 4
10'1" x 9' (3.07m x 2.74m)
Fitted wardrobes, window to rear.

Bathroom
Bath with electric shower over, w.c., wash basin, window to rear.

Rear Garden
Cotswold Stone patio and walkways around the building, further landscaped with raised planting beds and Cotswold Stone gravel infill.

Covered bin store to the side of the property with separate access to front garden

Log Cabin
10' x 8' (3.05m x 2.44m)
Substantial garden building constructed from 45mm timber, double glazed window and double doors, insulated roof and floor, laminate flooring with moisture barrier, electric light and power, storage cupboards and work surface, external double power socket.

Intergrated Garage
17'9" x 9'5" (5.4m x 2.87m)
Up and over door, electric lighting, power supply, door leading to Utility

Front
Tarmac driveway, block paving, flower beds, and garage.

Solar Panels
Solar PV installation: 4kWh solar panel installation with over 12 years to run on the current Feed in Tariff contract, Solic 200 ancilliary water heating via Immersion Heater

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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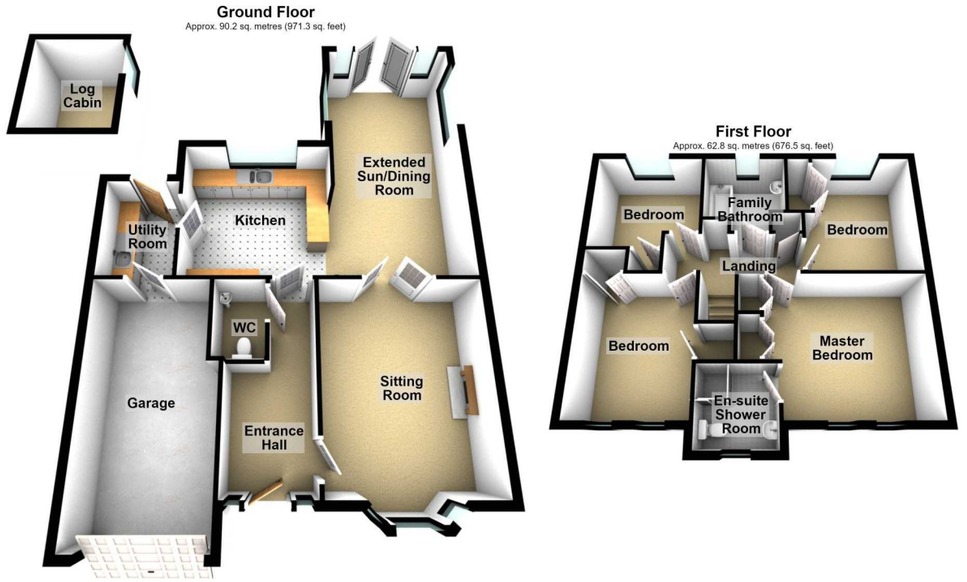
For full EPC please contact the branch.



Total area: approx. 153.1 sq. metres (1647.8 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way; measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk