



## 31 Foxton Road, Binley, Coventry, CV3 2HN

Offers in Excess of £290,000



A Modernised Three Bedroom Semi-Detached House in a Popular Residential Location

Open Plan Re-Fitted Kitchen Diner with Island  
Lounge with Log Burner

Conservatory with Heating, Power & Lighting  
Three Bedrooms to the First Floor all with Window Shutters

Re-Fitted Bathroom to the First Floor  
Well Maintained Rear Garden

Garage to Rear with Vehicle Rear Access  
Driveway to the Front Offering Off Road Parking  
Gas Central Heating & UPVC Double Glazing

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

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### Entrance

UPVC double glazed sliding door to:

### Porch

UPVC Double glazed window to the front, door to:

### Hallway

Central heating radiator, storage cupboard, stairs off to the first floor, UPVC double glazed window with shutters, door into:



### Lounge

3.6m (11' 10") x 4.1m (13' 5")

Log burner with marble surround, central heating radiator, UPVC double glazed window to the front with shutters, Bi-Fold doors onto the Kitchen Diner.

### Open Plan Kitchen Diner

5.6m (18' 4") x 3.5m (11' 6")

Ample wall & base units with oak work tops over, Island with space for two seats & storage below, space for dishwasher, space for washing machine, integrated gas hob with extractor over, integrated 'Bosch' oven & grill, space for American Fridge/Freezer, stainless steel sink unit with drainer & mixer tap, central heating radiator, UPVC double glazed sliding door onto conservatory, UPVC double glazed window to the rear, Barn style composite door to the side access.



### Conservatory

4.8m (15' 9") x 2.5m (8' 2")

Central heating radiator, power & lighting, UPVC double glazed windows to the side & rear, UPVC double glazed door onto the patio.

### Landing

Doors to all bedrooms & re-fitted bathroom, access to the loft via a drop down ladder, airing cupboard housing Combi boiler, UPVC double glazed window to the side with shutters.



### Bedroom One

3.9m (12' 10") x 2.6m (8' 6") to built in wardrobes

Central heating radiator, full length built in wardrobes, UPVC double glazed window to the front with shutters.

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### **Bedroom Two**

3.5m (11' 6") x 2.6m (8' 6") (to built in wardrobes)

Central heating radiator, full length built in wardrobes, UPVC double glazed window to the rear with shutters.

### **Bedroom Three**

2.3m (7' 7") x 2.7m (8' 10")

Central heating radiator, UPVC double glazed window to the front with shutters.

### **Re-Fitted Bathroom**

2.2m (7' 3") x 1.6m (5' 3")

Low level WC, vanity sink unit with storage below, pannelled bath with shower above & shower screen, fully tiled walls & floor, white central heating radiator, UPVC double glazed window to the rear.

### **Garage**

2.4m (7' 10") x 4.8m (15' 9")

Power & lighting, up & over door to the rear access, space for fridge/freezer, door to garden:

### **Rear Garden**

Raised patio area with steps down to a larger patio and decking area with a laid to lawn section, mature shrub borders & plants, wooden shed, access to garage, wooden fencing to both sides & rear, pedestrian side access to the front with outside door into storage with power, lighting & space for freezer.

### **Front**

Blocked paved driveway offering off road parking with pedestrian side access.



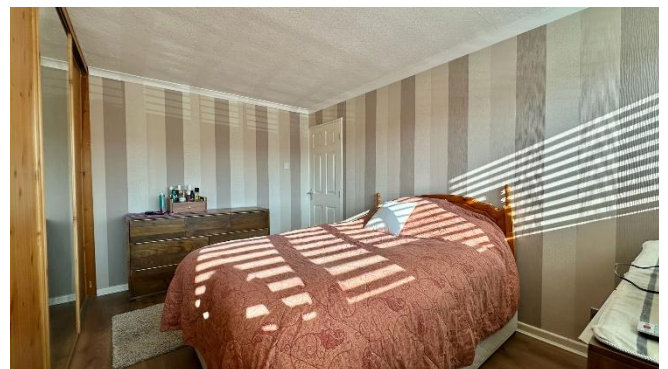
### AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



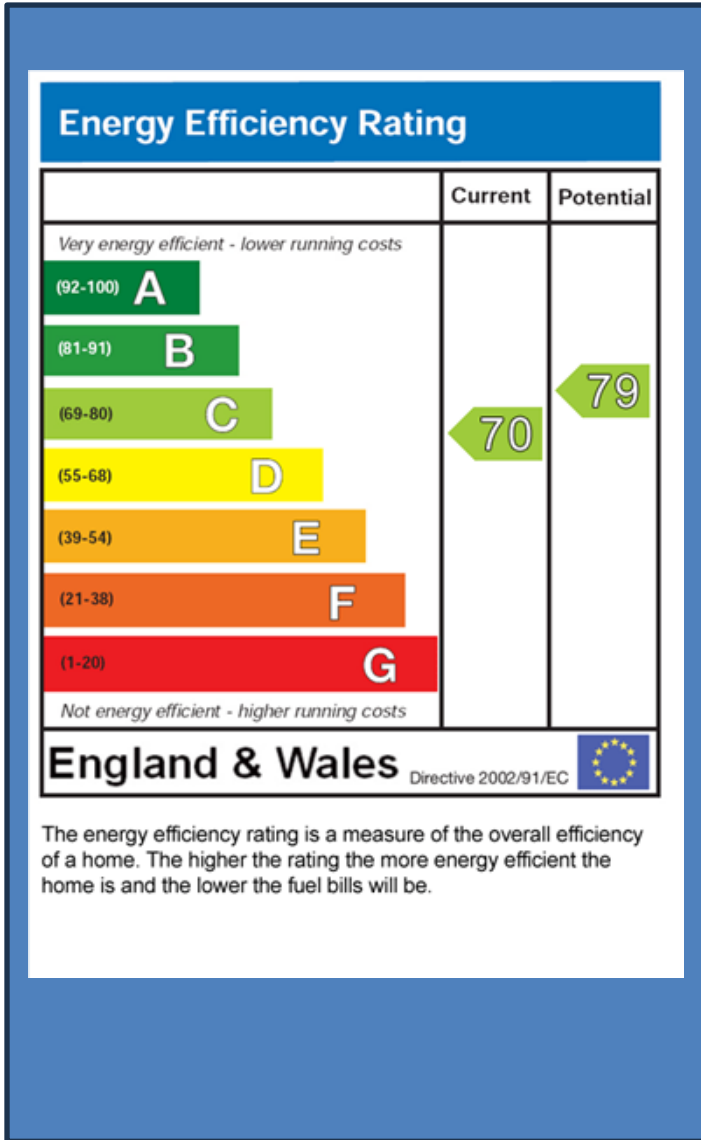
### TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.