



## 6 Earls Walk, Binley Woods, Coventry, CV3 2AJ

Asking Price £895.00 p.c.m.



Three Bedroom Mid Terrace Property  
uPVC Double Glazed & Gas Centrally Heated  
Spacious Lounge  
Fitted Kitchen  
Conservatory & Ground Floor Cloakroom  
First Floor Fitted Bathroom  
Gardens to Front & Rear of Property  
Garage \* Unfurnished \* Available Now

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**Accommodation comprising:**

uPVC Double glazed door to:

**Lounge/Dining Room**

11'3" (3m 42cm) approx. x 15'10" (4m 82cm) approx. - To Lounge area

uPVC Double glazed bay window to the front. Two central heating radiators. Feature fireplace.



**Dining Area**

12'4" (3m 75cm) approx. x 8'5" (2m 56cm) approx.

Door to Lobby and Kitchen.

**Kitchen**

9'2" (2m 79cm) approx. x 9'11" (3m 2cm) approx.

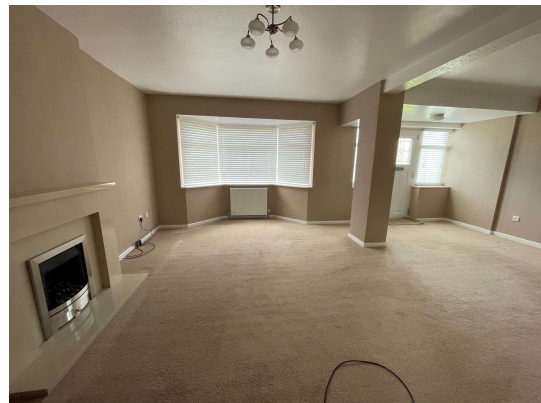
Fitted with ample wall and base units with work surfaces over. Gas cooker point. One and half bowl sink unit with mixer tap. Space for dishwasher. Space for fridge/freezer. uPVC double glazed window to the rear. Door to:



**Conservatory**

10'10" (3m 30cm) approx. x 7'9" (2m 36cm) approx.

uPVC double glazed window to the rear. uPVC double glazed door to the rear. Central heating radiator. Door to Garage.



**Cloakroom**

Low level wc. Wall mounted washhand basin.



**First Floor**

**Landing**

All rooms off.

**Bathroom**

Fitted suite comprising of panelled bath, vanity sink unit and low level wc. Central heating radiator. Chrome heated towel rail. uPVC double glazed window to the rear.

**Bedroom 2**

11'4" (3m 45cm) approx. x 8'10" (2m 69cm) approx.

uPVC double glazed window to the front. Central heating radiator.

**Bedroom 1**

15'6" (4m 72cm) approx. x 11'2" (3m 40cm) approx.

uPVC double glazed window to the front. Central heating radiator.

**Bedroom 3**

10'5" (3m 17cm) approx. x 9'6" (2m 89cm) approx.

uPVC double glazed window to the rear. Central heating radiator.

**Exterior**

**Gardens**

Front - Laid to lawn. Rear - Paved Patio and drive to parking.

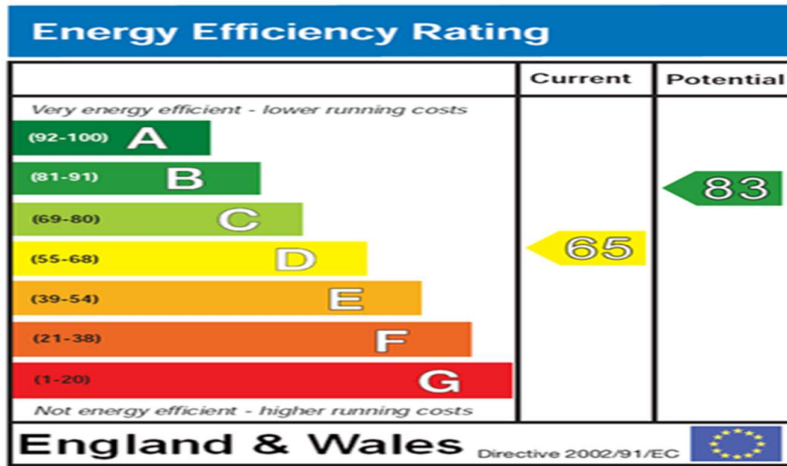
**Garage**

Power and light. Plumbing and space for automatic washing machine. Up and over door.

**AGENTS NOTES**

VIEWING BY APPOINTMENT ONLY





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.