



## 21 Daneswood Road, Binley Woods, Coventry, CV3 2BJ

Asking Price £0.00



Three Bedroom End Of Terrace House  
Kitchen/Diner with Separate Utility/Storage Room  
Large Lounge  
Three Double Bedrooms to the First Floor  
Fitted Bathroom  
Private Rear Garden amongst mature trees  
Driveway to the Front with Pedestrian Side Access  
Cul-de-sac Location  
UPVC Double Glazing & Gas Central Heating  
Available now

### Entrance

Composite door into the hallway:

### Hallway

Central heating radiator, doors to the kitchen/diner, lounge, utility & garage with stairs off to the first floor.

### Kitchen Diner

*2.1m (6' 11") x 4.7m (15' 5")*

Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, space for cooker with extractor over, space for dish washer, space for washing machine, space for dining table, breakfast hatch leading into the lounge, Central heating radiator, UPVC Double glazed window to the front and side.

### Lounge

*5.5m (18' 1") x 4.0m (13' 1")*

Two Central heating radiators, Gas feature fireplace, UPVC Double glazed windows & Sliding patio door overlooking the rear garden.

### Utility

*3.1m (10' 2") x 2.1m (6' 11")*

Space for Fridge Freezer, Understairs storage cupboard, door to the side access and door to the garage.

### Garage

*1.8m (5' 11") x 2.4m (7' 10")*

Used for storage, up & over garage door which has been covered by another door.

### Landing

UPVC Double glazed door to the side, All rooms off and access to the boarded loft via a pull down ladder.

### Bedroom One

*4.9m (16' 1") x 2.8m (9' 2")*

Central heating radiator, UPVC Double glazed window to the rear, Two built in double wardrobes with Bed recess over and a dressing table.

### Bedroom Two

*4.1m (13' 5") x 2.7m (8' 10")*

Central heating radiator, UPVC Double glazed window to the rear, built in wardrobe housing combi boiler.

### Bedroom Three

*3.5m (11' 6") x 2.9m (9' 6")*



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Central heating radiator, UPVC Double glazed window to the front.

### Bathroom

1.9m (6' 3") x 2.1m (6' 11")

Low level WC, hand wash basin with storage below, panelled bath with electric shower over and shower screen, UPVC Double glazed window to the front, Chrome heated towel rail and tiled floor.



### Rear

Patio area off the sliding doors from the lounge, mostly laid to lawn with mature plants surrounding the garden, wooden fence to sides & rear and pedestrian access to the side.

### Front

There is a driveway with parking for two cars, a lawn area with mature plants and a wooden gate leading to the 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.

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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.

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