



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

Asking Price £395,000



Three Bedroom Detached Home on a Quiet Cul-De-Sac  
Popular Village Location Close to Woodlands & Local Amenities  
Fitted Kitchen & a Ground Floor WC  
Through Lounge Diner and Conservatory  
Three Reasonable Sized Bedrooms to the First Floor  
Large Family Bathroom to the First Floor  
A Private Well Established Rear Garden  
Driveway to the Front with Direct Access to the Garage and Garden  
Gas Central Heating & UPVC Double Glazing  
No Chain

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto:enquiries@alternativeestates.co.uk)

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

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

### Entrance

UPVC double glazed door to porch:

### Porch

UPVC double glazed window to the front & sides, sliding door into:

### Hallway

5.0m (16' 5") (max) x 1.8m (5' 11") (max)

Stairs off to the first floor, doors into the kitchen, through lounge diner & ground floor WC, central heating radiator.

### Kitchen

3.0m (9' 10") x 3.6m (11' 10")

Ample wall & base units with work tops over, stainless steel sink unit with drainer & mixer tap, space for cooker, space for washing machine, integrated fridge/freezer, space for additional fridge/freezer, laminate floor, tiled splashbacks, central heating radiator, UPVC double glazed window to the front, UPVC double glazed door to the driveway.

### Through Lounge Diner

5.0m (16' 5") x 5.7m (18' 8") (max)

Electric fire, central heating radiator, UPVC double glazed window to the side, UPVC double glazed sliding doors onto the conservatory:

### Conservatory

3.6m (11' 10") (max) x 3.0m (9' 10") (max)

Tiled floor, UPVC double glazed windows to the rear & side, UPVC double glazed French doors onto patio.

### Ground Floor WC

0.7m (2' 4") x 1.4m (4' 7") (max)

Low level WC, vanity sink unit with storage below & mixer tap, Extractor fan. UPVC double glazed window to the side.

### Landing

3.5m (11' 6") x 1.8m (5' 11") (max)

Access to the loft, doors off to all rooms, UPVC double glazed window to the side.

### Bedroom One

5.0m (16' 5") x 3.0m (9' 10")

Fitted wardrobes, central heating radiator, UPVC double glazed window to the rear.



18 Daneswood Road, Binley Woods, Coventry, CV3 2BJ

### Bedroom Two

2.9m (9' 6") x 3.6m (11' 10")

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

### Bedroom Three

3.1m (10' 2") x 2.6m (8' 6")

Built in wardrobe, central heating radiator, UPVC double glazed window to the side.

### Bathroom

2.7m (8' 10") x 2.0m (6' 7")

Low level WC, vanity sink unit with storage below & mixer tap, panelled bath, corner shower cubicle and electric shower, built in cupboard housing boiler & hot water tank, fully tiled walls, chrome heated towel rail. Extractor fan. UPVC double glazed window to the side.

### Garage

5.0m (16' 5") x 2.3m (7' 7")

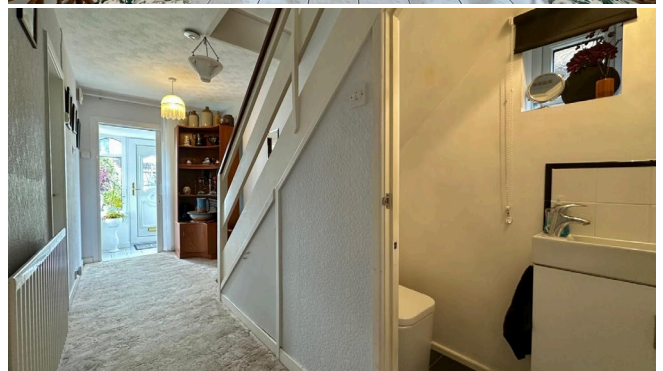
Up & over garage door, pedestrian access to the rear Power & lighting.

### Rear

A mature well established rear garden with a patio off the conservatory & a slabbed pathway, mostly laid to lawn, a private patio to the bottom of the garden with a summerhouse, shed, mature shrub borders & trees.

### Front

A driveway providing ample off road parking with direct access to the garage & garden, hedgerow to the front, access to the porch & kitchen.



## 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.



18 Daneswood Road, Binley Woods, Coventry, CV3 2BJ





**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.