



6 Ibex Close, Binley, Coventry, CV3 2FB

Offer in the region of £330,000



Detached Five Bedroom House
Spacious Lounge with dining area
Two Reception Rooms
Ground Floor Cloakroom
First Floor Family Bathroom
UPVC Double glazed Windows & Gas Centrally heated
Spacious Rear Garden with Rear Access
Brick Garage to the Rear and side access

Tel: 024 7655 1919 Email: 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

Single glazed door to:

Porch

Single glazed door and side panel to:

Hallway

With stairs off to the first floor, Cloaks cupboard, central heating radiator, door to lounge, kitchen and:

Cloakroom

Low level WC, wall mounted hand wash basin, fully tiled walls, UPVC Double glazed window to the front.

Lounge/Dining Room

3.71m (12' 2") x 4.54m (14' 11") + 2.92m (9' 7") x 2.92m (9' 7")

UPVC Double glazed window to the front and a UPVC Double glazed window to the rear, two central heating radiators and a inset coal effect fire.

Kitchen

2.92m (9' 7") x 2.64m (8' 8")

UPVC Double glazed window to the rear, ample wall and basin, with work tops over, a single drain stainless steel sink unit and mixer tap, built in electric oven, gas hob and extractor fan over, plumbing space for automatic washing machine, space for domestic appliance. Door to:

Reception Two

2.84m (9' 4") x 5.02m (16' 6")

UPVC Double glazed French doors and side panel to the rear garden, central heating radiator with further lobby to the rear.

Landing

All rooms off:

Bedroom One

3.34m (10' 11") X 3.89m (12' 9")

UPVC Double glazed window to the front and side, central heating radiator, Built in wardrobes and cupboards over bed recess.



Bedroom Two

3.65m (11' 12") (max) x 3.33m (10' 11") (max)
UPVC Double glazed window to the rear, two built in double wardrobes and cupboards over bed recess. Central heating radiator



Bedroom Three

2.8m (9' 2") x 2.32m (7' 7")
UPVC Double glazed window to the front, central heating radiator.

Bedroom Four

2.89m (9' 6") (max) x 2.49m (8' 2") (max)
UPVC Double glazed window to the rear and a central heating radiator.



Bedroom Five

2.87m (9' 5") (max) x 2.49m (8' 2") (max)
UPVC Double glazed window to the rear, central heating radiator.

Shower Room

1.68m (5' 6") x 2.25m (7' 5")
Re-fitted white suite, walk in shower cubicle, Low level WC, panelled hand wash basin, Heated chrome towel rail, UPVC Double glazed window to the rear.



Rear

Paved patio then laid to lawn, mature shrubs and bushes, fenced to all sides, brick garage with rear 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. 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.

Tenure

We understand the property is Freehold but Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

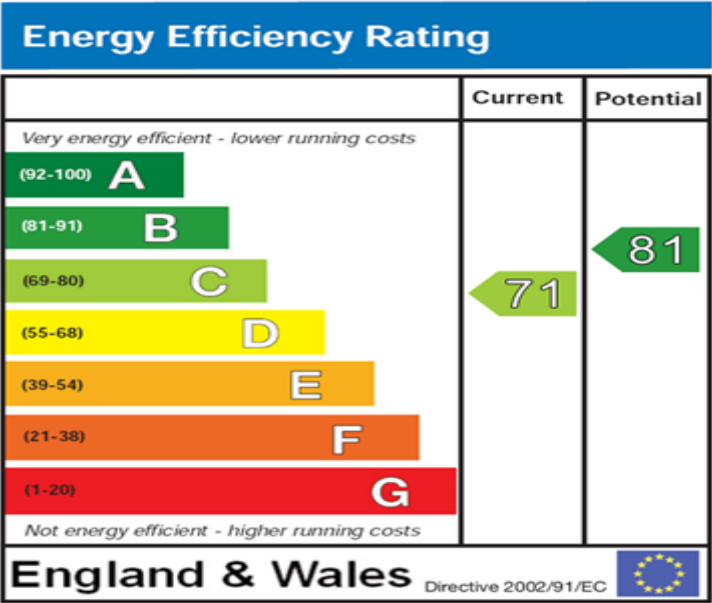


6 Ibex Close, Binley, Coventry, CV3 2FB



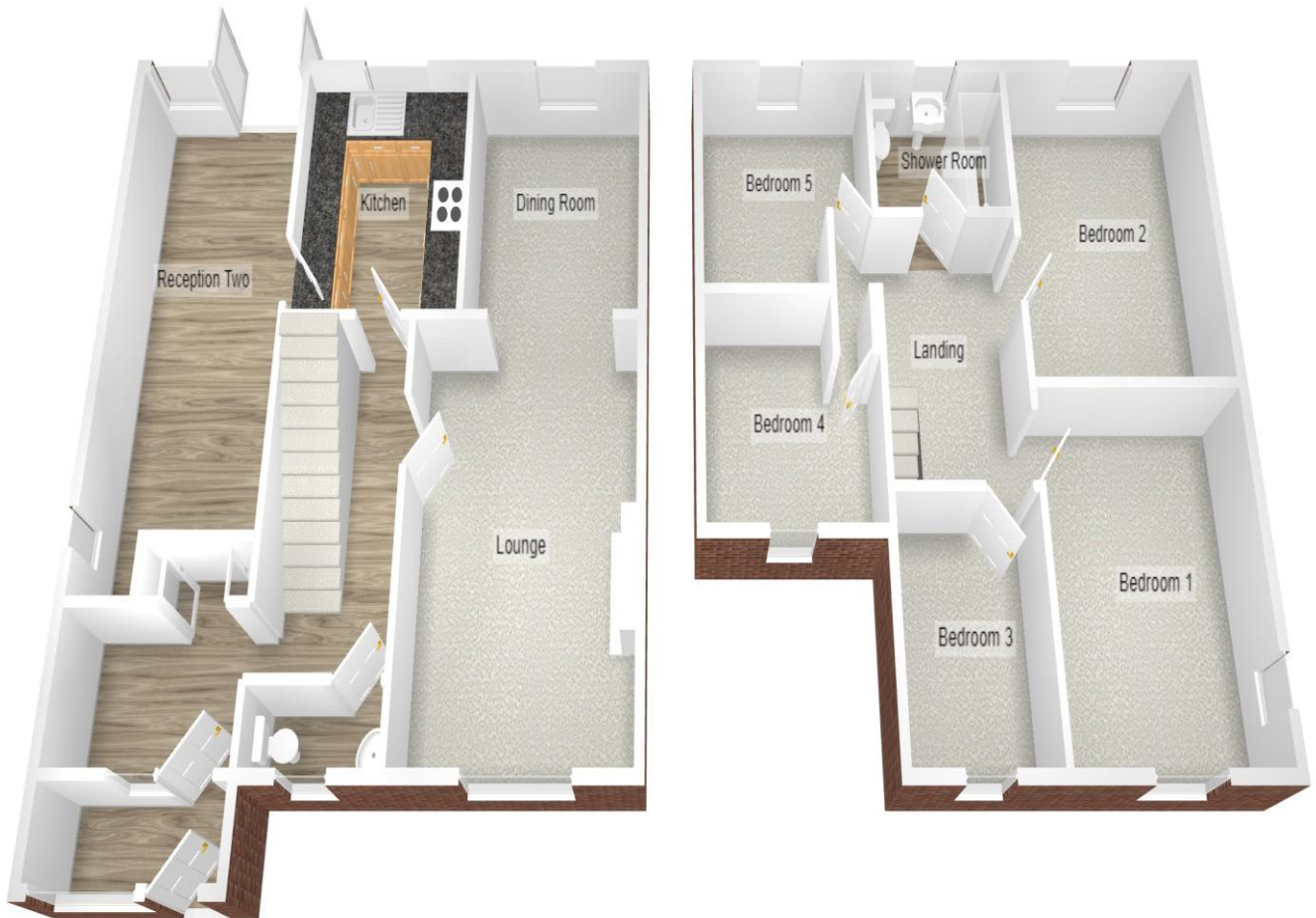
6 Ibex Close, Binley, Coventry, CV3 2FB





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.

6 Ibex Close, Binley, Coventry, CV3 2FB



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.

Tel: 024 7655 1919 Email: 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