



7 Monks Road, Binley Woods, Coventry, CV3 2BQ

Asking Price £350,000



Fully Re-Furnished Three/Four Bedroom Semi-Detached House with No Onward Chain

Village Location with Local Amenities close by

Re-Fitted Kitchen with Integrated Appliances

Large Through Lounge Diner to the Rear

Possible Fourth Bedroom/Second Reception Room with GF WC

Three Bedrooms to the First Floor

Re-Fitted Tiled Bathroom to the First Floor

Good Size Rear Garden with Pedestrian Side Access

Driveway to the Front

New Gas Central Heating & a Full Electrical Re-Wire

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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

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

Accommodation Comprising

Ground floor

Composite door into:

Porch

UPVC double glazed window to the side and front. Oak effect door into:

Hallway

With stairs leading off to the first floor. Central heating radiator. Door through to Lounge/diner, versatile 2nd reception/bedroom 4 and kitchen

Re-Fitted Kitchen

Newly Fitted Ample wall and base units with worktops over. Matte grey sink unit with mixer tap. Integrated 'Lamona' dishwasher. Integrated 'Lamona' washing machine. Integrated 'Lamona' 4 ring hob with extractor fan over. Integrated 'Lamona' electric oven and grill. Integrated 'Lamona' fridge freezer. Tiled floor and UPVC double glazed window to the front.



Through Lounge/Diner

3.4m (11' 2") approx x 5.6m (18' 4") approx
Two Central heating radiators. UPVC Double glazed door and windows onto the rear garden



2nd Reception/possible 4th Bedroom

5.0m (16' 5") approx x 2.2m (7' 3") approx
Central heating radiator. UPVC double glazed window to the front. Built in cupboard housing consumer unit, electric meter and gas meter. Door into:

Cloakroom with WC

0.8m (2' 7") approx x 1.0m (3' 3") approx
Low level WC. Wash hand basin. Panelled walls and ceiling.

First Floor

Landing

With built in storage cupboard and shelving. UPVC Double glazed window to the side. Access to the loft. Doors off to all rooms.



Bedroom One

3.4m (11' 2") approx x 3.0m (9' 10") approx
Central heating radiator. UPVC double glazed

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window to the rear

Bedroom Two

3.4m (11' 2") max approx x 2.5m (8' 2") max approx

Central heating radiator. Built in storage cupboard housing new 'Worcester' combi boiler. UPVC double glazed window to the rear.



Bedroom Three

3.1m (10' 2") approx x 2.4m (7' 10") approx (to built in wardrobes)

Central heating radiator. Built in wardrobe space. UPVC double glazed window to the front.



Newly Fitted Bathroom

1.0m (3' 3") approx widening to 1.6m (5' 3") approx x 3.0m (9' 10") approx

White suite comprising Low level WC. Vanity sink unit with mixer tap and storage below. Panelled bath with shower screen and shower over. Fully tiled walls and flooring. Chrome heated towel rail. UPVC double glazed window to the front.



Outside

Gardens

Front Garden: Being block paved and having off road parking with an electric charging point ready for connection. Stoned border to one side and grass border to the other.

Rear Garden: Slabbed patio leading onto a freshly laid to lawn with a mature tree. Wooden fencing to both sides & rear. Pedestrian access to the side via a wooden gate.



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

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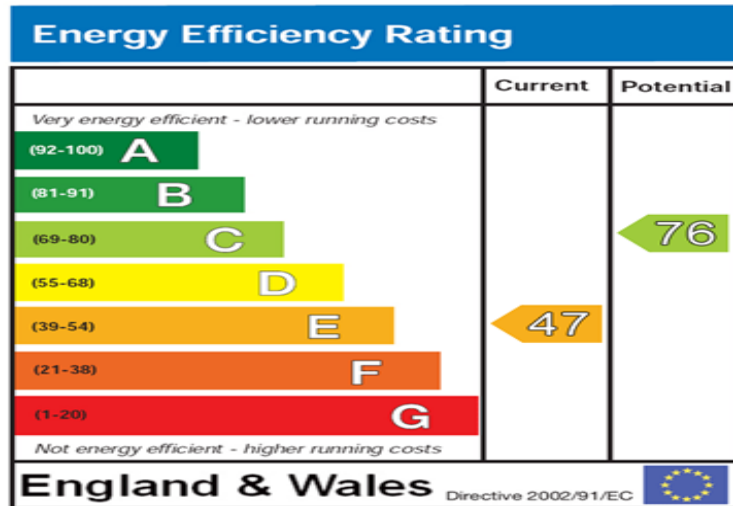
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.