



29 Sir Winston Churchill Place, Binley Woods, Coventry, CV3 2BT

Offers in Excess of £275,000



Two Bedroom Semi-Detached House In Need of Some Modernisation
Corner Plot with Double Garage to Rear
Village Location
Kitchen to the Rear
Through Lounge Diner
Two Double Bedrooms to the First Floor
Bathroom to the First Floor
Well-Presented South Facing Rear Garden
Vehicle Access to the Rear Leading to Driveway
Gas Central Heating & UPVC Double Glazing

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

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Entrance:

Double glazed door to:

Porch

1.7m (5' 7") x 0.9m (2' 11")

Door to:

Hallway

Central heating radiator, stairs off to the first floor, understairs storage, doorway to:

Kitchen

2.6m x 2.6m

Ample wall & base units with work tops over, sink unit with mixer tap, space for cooker, space for washing machine, space for dish washer, UPVC double glazed window overlooking rear garden, door to garden & doorway to:

Through Lounge Diner

2.6m (8' 6") x 3.4m (11' 2") (max width) x 6.0m (19' 8")

Two Central heating radiator, gas fire, UPVC double glazed bay window to the front & UPVC double glazed French doors onto patio.

Landing

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

Bedroom One

4.4m (14' 5") x 2.7m (8' 10")

Central heating radiator, overstairs storage cupboard & a built in wardrobe, UPVC double glazed window to the front.

Bedroom Two

3.1m (10' 2") x 3.3m (10' 10")

Central heating radiator, built in storage housing "Valiant" combi boiler, UPVC double glazed window to the rear.

Bathroom

1.9m (6' 3") x 1.6m (5' 3")

Low level WC, vanity sink unit with storage below, pannelled bath with electric shower above & foldable door, chrome heated towel rail, tiled floors & walls, UPVC double glazed window to the rear.



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Double Garage

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

Power & lighting, two up & over garage doors, direct vehicle access via the rear.

South Facing Rear Garden

Mostly laid to lawn, patio area for outdoor seating & dining, mature shrubs & trees, wooden fence to sides & a brick wall to the rear. Driveway adjacent to the double garage with vehicle rear access & pedestrian access to the garden. Outside brick storage 1: 1.6m (5' 3") x 1.9m (6' 3") Power, space for fridge/freezer. Outside brick storage 2: 0.8m (2' 7") x 0.8m (2' 7") Space for storage

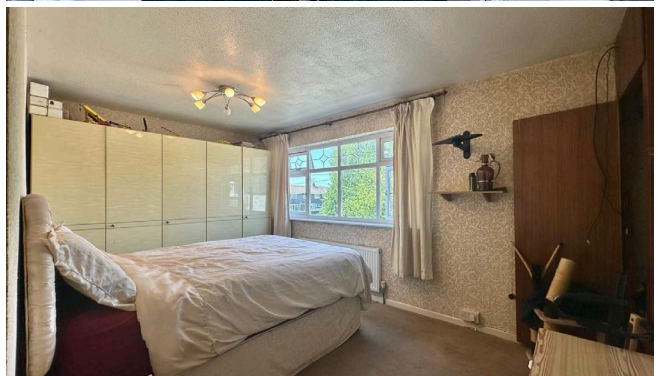
Front

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.

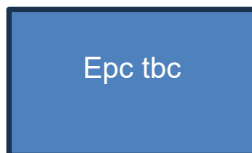
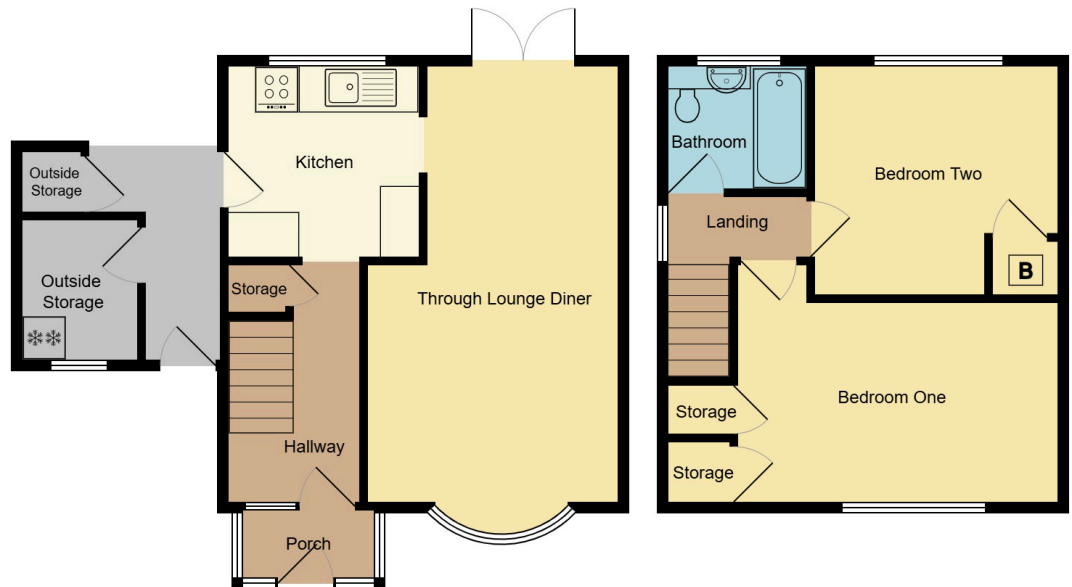
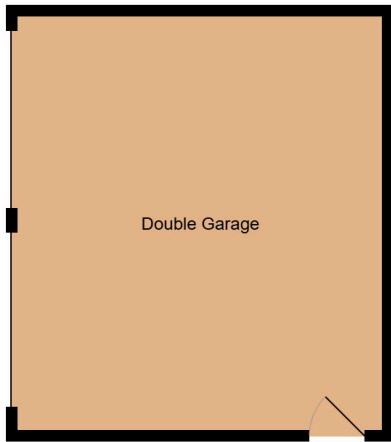
TENURE - FREEHOLD

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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