



9 Court Leet, Binley Woods, Coventry, CV3 2JQ

Asking Price £425,000



Much Improved & Extended Semi-Detached House
In the Popular Binley Woods Village Location
Extended & Re-Fitted Open Plan Kitchen Diner with Snug & Underfloor heating
Spacious Lounge with Log Burner
2nd Reception Room/Possible 4th Bedroom
Ground Floor Shower Room & Utility
Three Bedrooms to the First Floor
Re-Fitted Bathroom to the First Floor
Driveway to the Front offering Ample Parking
Landscaped Rear Garden with Outbuilding

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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Accommodation Comprising

Porch

UPVC double glazed door and windows. Tiled floor. door into:

Hallway

Stairs leading off to the first floor. Central heating radiator. Doorway into Kitchen/Diner/Snug and door into:

Lounge

4.6m (15' 1") approx x 3.4m (11' 2") approx
UPVC double glazed bay window to the front. Central heating radiator. Log burner with built in log store.

Open plan Kitchen Diner & Snug

7.5m (24' 7") approx x 4.6m (15' 1") approx
Open plan family area with Re-Fitted Kitchen: Ample wall and base units with worktops over. Integrated Bosch induction hob, with extractor over. Built in cupboards housing: Integrated dishwasher. Integrated Bosch oven and grill. Integrated fridge freezer. Built in larder. Central island with further storage cupboards, Sink unit with Quooker hot water tap. and seating for approx 4 people. Underfloor heating. 2 Velux windows. UPVC double glazed bifold doors to the patio and UPVC double glazed sliding doors to the side. Door to:

2nd Lounge/Possible 4th Bedroom

4.4m (14' 5") approx x 3.3m (10' 10") approx
Door to Understairs storage. Central heating radiator, electric fire. Two UPVC double glazed windows to the side. door to:

Utility

2.0m (6' 7") approx x 2.1m (6' 11") approx
Space and plumbing for automatic washing machine. Space for further electrical appliance (ie dryer), with work top over. Wall units for further storage and full length storage cupboard. UPVC doors into rear garden. door into:

Shower Room

2.3m (7' 7") approx x 1.1m (3' 7") approx
Shower cubicle with electric shower. Wash hand basin, low level WC, Built in storage. Tiled flooring and walls. UPVC double glazed window to the rear.



First Floor

Landing

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

Bedroom One

4.4m (14' 5") approx x 3.3m (10' 10") approx
Full length built in mirror fronted wardrobes. Central heating radiator. UPVC double glazed window to the front.

Bedroom Two

3.5m (11' 6") approx x 2.8m (9' 2") approx
Central heating radiator. UPVC double glazed window to the rear.

Bedroom Three

2.5m (8' 2") approx x 2.4m (7' 10") approx
Central heating radiator. Two UPVC double glazed windows to the side.

Re-Fitted Family Bathroom

White suite comprising: Low level wc, wash hand basin with storage below. Bath with grey side panel with rainfall shower and secondary hose over and shower screen to the side. Chrome heated towel rail. Over stairs storage cupboard. UPVC double glazed window to the front.



Outside

Gardens

Front Garden: Large Driveway with off road parking. small pebbled garden area with plants. Access to storage & Pedestrian side access.

Rear Garden: Fully Landscaped rear with Tiled patio area. Space for outdoor dining area - built in wooden seating with slabbed floor. Shrub borders with mature plants and trees. Decking area to the rear of the garden for further outdoor seating and dining. Outbuilding used as an office currently.

Outbuilding

4.4m (14' 5") approx. x 3.1m (10' 2") approx.

Laminate flooring. UPVC door to the rear and side.

Storage to front of property.

2.0m (6' 7") approx. x 3.5m (11' 6") approx.

Previous garage area now storage. With UPVC double glazed to the front. Internal door that could be used to access 2nd lounge. Power & lighting.



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

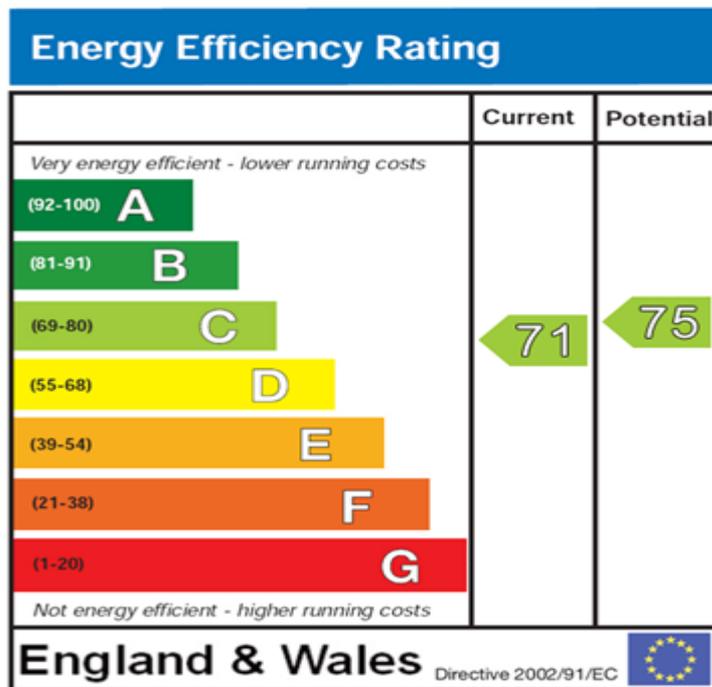
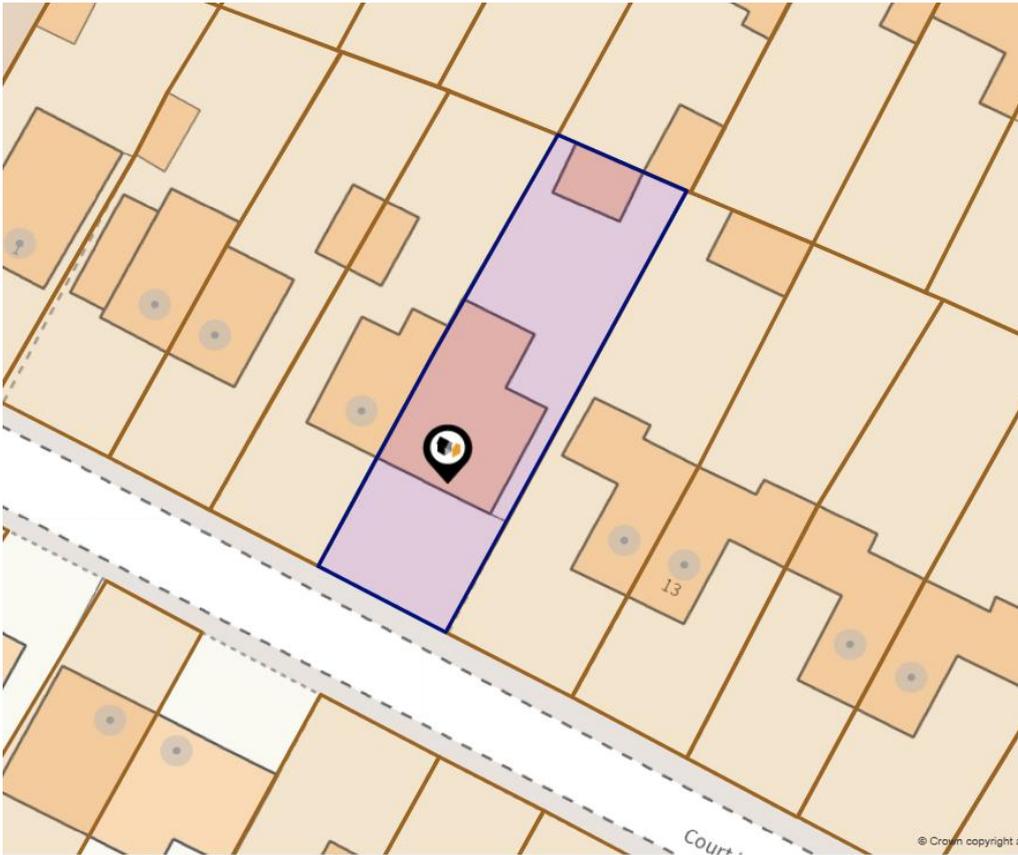
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.



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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.

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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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