



## **7 Earls Walk, Binley Woods, Coventry, CV3 2AJ**

Asking Price £310,000



**Extended Three Double Bedroom Mid Terrace House**

**Large Lounge Through to the Dining Room**

**Fitted Kitchen**

**Snug Area**

**Ground Floor WC**

**Three Large Bedrooms & a Family Bathroom to the First Floor**

**Integrated Garage with Direct Vehicle Access**

**Driveway to Rear**

**Well Maintained Garden to Front**

**Cul-De-Sac Location**

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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### Entrance

Door to:

### Dining Room

3.9m (12' 10") x 2.3m (7' 7")

Space for a dining table, large understairs cupboard, two central heating radiators, double glazed window to the front, flows into the lounge:

### Lounge

4.8m (15' 9") x 3.0m (9' 10")

Electric fire, space for a corner sofa, central heating radiator, double glazed window to the front, doors into the lobby & kitchen:

### Kitchen

3.0m (9' 10") x 3.1m (10' 2")

Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, space for gas cooker with extractor over, space for fridge/freezer, space for dishwasher, breakfast bar, central heating radiator, double glazed window to rear & double glazed door into snug:

### Snug

2.9m (9' 6") x 2.6m (8' 6")

Tiled flooring, Central heating radiator, double glazed door & window to the rear, three double glazed Velux windows, door into the garage.

### Lobby

Stairs off to the first floor and a door into the Ground Floor WC:

### Ground Floor WC

Low level WC, hand wash basin and a chrome heated towel rail.

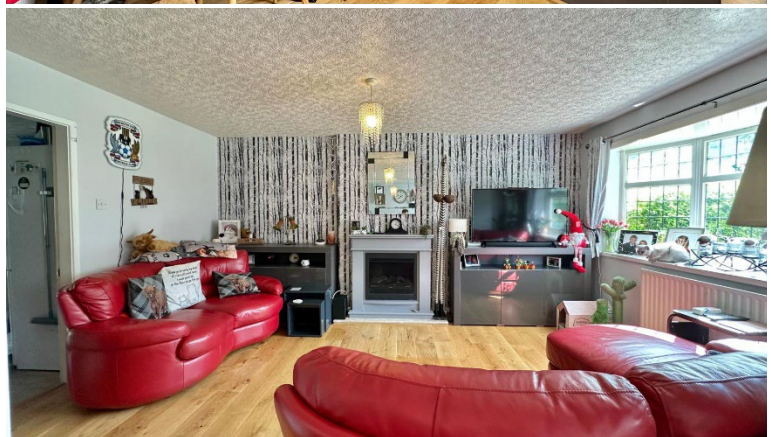
### Landing

All rooms off:

### Bedroom One

4.8m (15' 9") x 3.4m (11' 2")

Central heating radiator, double glazed window to the front.





### Bedroom Two

3.1m (10' 2") x 3.0m (9' 10")

Central heating radiator, double glazed window to the rear.

### Bedroom Three

2.6m (8' 6") x 3.4m (11' 2")

Central heating radiator, double glazed window to the front, hand wash basin with storage below.

### Bathroom

2.0m (6' 7") x 2.9m (9' 6")

Low level WC, hand wash basin, panelled bath with electric shower, central heating radiator, airing cupboard housing combi boiler, double glazed window to the rear.

### Garage

5.1m (16' 9") x 2.8m (9' 2")

Power & lighting, space for washing machine, double glazed Velux window, up & over door with direct vehicle access from the rear.

### Gardens

Front Garden: slabbed pathway leading to a patio area with views across the gardens, mostly laid to lawn, pedestrian access to the front door. Rear Garden: Slabbed patio with a wooden fence to the front and to one side, brick wall to the other, driveway with space for one car with direct vehicle access into the garage.





### 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.

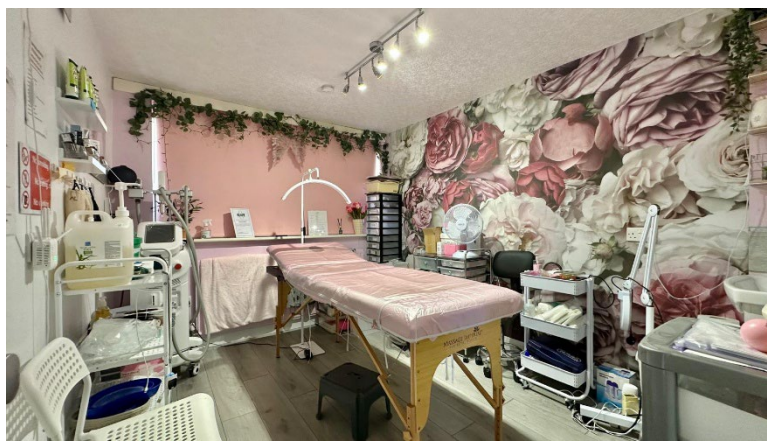
### TENURE - FREEHOLD

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.

**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.

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