



## **41 Skipworth Road, Binley, Coventry, CV3 2XA**

Asking Price £300,000



**Three Bedroom End Of Terrace House with No Onward Chain**

**Popular Location within Close Proximity to Local Amenities**

**Re-Fitted Kitchen**

**Through Lounge Diner**

**Conservatory**

**Ground Floor WC**

**Master Bedroom with a Re-Fitted En-Suite**

**Two Further Good Size Bedrooms**

**Family Bathroom to the First Floor**

**Well Presented Rear Garden & Ample Parking to the Front**

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### Entrance

UPVC Double glazed door into:

### Porch

UPVC Double glazed windows to both sides & composite door into:

### Hallway

Central heating radiator, stairs off to the first floor, door to through lounge diner:

### Through Lounge Diner

*7.4m (24' 3") x 2.9m (9' 6") (max)*

Two central heating radiators, fireplace with electric fire, understairs cupboard, UPVC Double Glazed window to the front, UPVC Double glazed sliding door to the conservatory & a door leading into the Kitchen.

### Conservatory

*2.6m (8' 6") x 2.6m (8' 6")*

UPVC Double glazed window to the sides & rear, UPVC Double glazed door onto patio, power & lighting, can be used all year round.

### Re-Fitted Kitchen

*3.5m (11' 6") x 1.6m (5' 3") (minimum)*

Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, four point induction hob with extractor over, integrated 'Neff' Oven, integrated dishwasher, integrated fridge, tiled splashbacks, door to WC & Garage. UPVC Double glazed window overlooking rear garden and a door leading onto the rear garden.

### Ground Floor WC

*1.6m (5' 3") x 0.7m (2' 4")*

Low level WC, hand wash basin, central heating radiator, UPVC Double glazed window to the rear.

### Garage

*5.1m (16' 9") x 2.4m (7' 10")*

Direct access to the garage from the driveway with an Electric garage door, power & lighting, space for fridge freezer, space for washing machine & dryer.





### Landing

All rooms off, access to the loft, storage cupboard housing boiler.

### Master Bedroom

3.3m (10' 10") x 3.0m (9' 10")

Central Heating radiator, UPVC Box window to the front, doorway to built in Walk in Wardrobes and a door to the En-Suite:



### En-Suite

2.5m (8' 2") x 1.2m (3' 11")

Low level WC, vanity sink unit with storage below, shower cubicle, central heating radiator, UPVC Double glazed window to the front.

### Bedroom Two

2.4m (7' 10") x 2.9m (9' 6")

Central heating radiator, UPVC Double glazed window to the rear.



### Bedroom Three

1.9m (6' 3") x 2.8m (9' 2")

Central heating radiator, Built in double wardrobes, UPVC Double glazed window to the rear.

### Bathroom

1.9m (6' 3") x 1.8m (5' 11")

Low level WC, hand wash basin, panelled bath, partly tiled walls, central heating radiator, UPVC Double glazed window to the rear.



### Rear Garden

A private rear garden benefiting from a slabbed patio off the conservatory with a pathway leading to another patio area & a pebbled decorative section. Mostly laid to lawn with a wooden fence to one side and a brick wall to the other with pedestrian access to the side.

### Front Driveway

Large driveway offering ample parking with direct access to the garage, wooden fence to the side & a mature hedgerow to the front for privacy.



### 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.



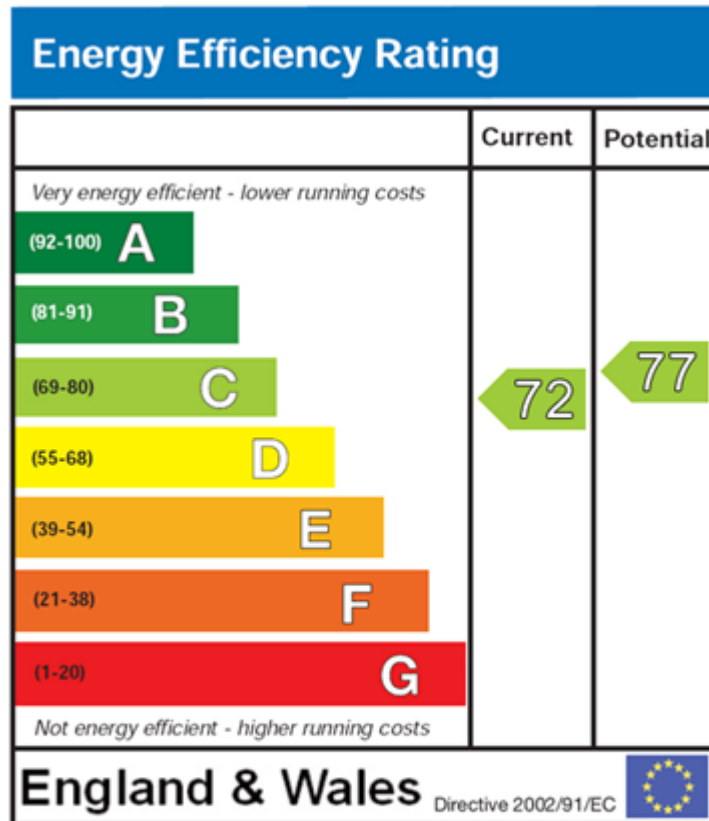
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



**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.