



## **8 Ebro Crescent, Binley, Coventry, CV3 2DR**

Offers In Excess of £500,000



Extensively Extended & Upgraded Four Bedroom Semi-Detached House  
Sought After Location Set Within a Cul-De-Sac  
Re-Fitted Open Plan Kitchen Diner with Island & Integrated Appliances  
Spacious Lounge & Separate Dining Room  
Re-Fitted Utility Room & Ground Floor WC  
Additional Snug to the Front  
Four Generous Sized Bedrooms to the First Floor  
Master Bedroom with Fitted Wardrobes & a Re-Fitted En-Suite  
Re-Fitted Shower Room to the First Floor  
Useable Loft Room with a Velux Window  
Landscaped Rear Garden

### Entrance

New front door to:

### Hallway

Central Heating Radiator, Herringbone flooring, double glazed window to the front & side, stairs off to the first floor, understairs cupboard, doors to Kitchen & Through Lounge Diner.

### Dining Room

3.3m (10' 10") x 3.5m (11' 6")

Central Heating radiator, oak flooring, UPVC Double glazed bay window with bay window bench, open gas fire set in luxury fireplace with oak surround, built in cupboards, double doors into the lounge:

### Lounge

5.7m (18' 8") x 3.3m (10' 10")

Central heating radiator, oak flooring, open gas fire set in a luxury fireplace with oak surround, UPVC Double glazed French doors onto rear patio.

### Re-Fitted Open Plan Kitchen Diner

4.8m (15' 9") x 5.1m (16' 9") (max)

Stunning Kitchen recently modernised benefiting from Ample wall & base units with Quartz work tops over & splashbacks, Integrated dish washer, Integrated Fridge/Freezer, stainless steel sink unit with drainer & mixer tap with nozzle, Island with plug sockets & seating for four diners, space for large gas cooker with 'Rangemaster' extractor fan, UPVC Double glazed window to rear, UPVC Double glazed French doors to rear patio, Central heating radiator, door to Utility:

### Utility

1.3m (4' 3") x 5.3m (17' 5")

Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, space for fridge, space for washer & dryer, built in storage cupboard, door to rear garden, door to Snug, door to Ground Floor WC.



**Ground Floor WC**

2.0m (6' 7") x 0.7m (2' 4")

Low level WC, vanity sink unit with storage below, double glazed window to the rear.

**Snug**

2.7m (8' 10") x extending to 3.6m (11' 10")

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

**Landing**

All rooms off, stairs off to the loft room.

**Master Bedroom**

6.5m (21' 4") x 3.2m (10' 6")

Two central heating radiators, UPVC Double glazed window to the front & rear, two double built in wardrobes & one single wardrobe, door to en-suite:

**En-Suite**

1.7m (5' 7") (max) x 2.2m (7' 3") (max)

Low level WC, hand wash basin, walk in shower cubicle with rainfall shower & secondary hose attachment, tiled floor, tiled walls, heated towel rail, UPVC Double glazed window to the rear.

**Bedroom Two**

3.4m (11' 2") x 3.0m (9' 10") to built in wardrobes

Central heating radiator, two double built in wardrobes, double glazed window to the rear.

**Bedroom Three**

3.3m (10' 10") x 3.0m (9' 10") to built in wardrobes

Central heating radiator, built in double wardrobes, UPVC Double glazed window to the front.

**Bedroom Four**

2.3m (7' 7") x 1.9m (6' 3")

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



### Shower Room

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

Low level WC, hand wash basin, walk in shower cubicle, tiled floor & fully tiled walls, all mounted storage, heated towel rail, UPVC Double glazed window to the rear.

### Second Landing

Velux Window and a door into the:

### Loft Room

3.1m (10' 2") (max) x 3.7m (12' 2") (max)

Large Velux window to rear, built in storage cupboard, storage into the eaves, power & lighting.

### Rear

Private rear garden with a large patio area with space for outdoor dining & seating, step down to mostly laid to lawn with a footpath looping round the garden, outbuilding used for storage, pedestrian access to the rear, wooden fencing to both sides & rear, mature shrub borders & trees.

### Front

Driveway offering off road parking.



### 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.

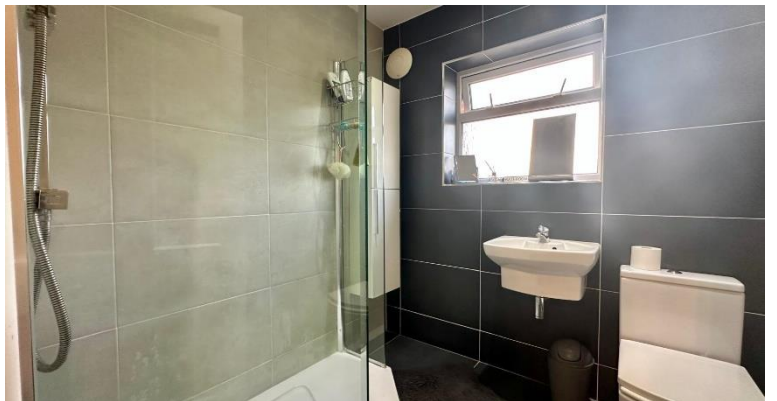
(6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### 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.

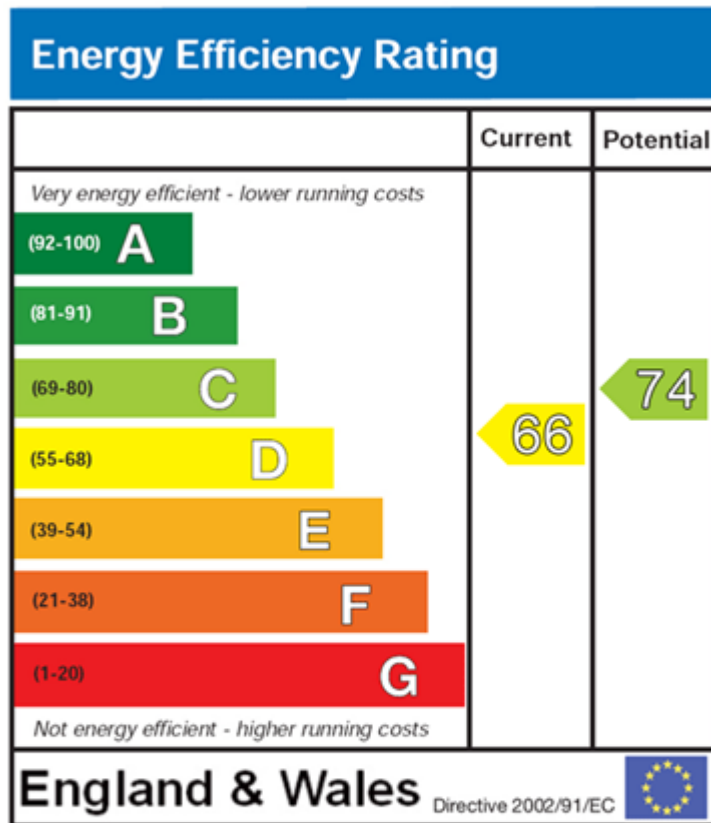


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.

**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.