



14 Foxwood Drive, Binley Woods, Coventry, CV3 2SP

Asking Price £350,000



Modern Three/Four Bedroom Town House
Village Location with access to local amenities and woods
Open Plan Kitchen Diner Lounge
Three Bedrooms over 2 floors
Lounge/Possible Fourth Bedroom to the First Floor
Downstairs wc with utility space
First floor Shower Room
Second Floor Jack and Jill Bathroom
UPVC Double Glazing and Gas central heating
Direct Access to off road parking and Garage
Views to the small park to the front

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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 comprises

Ground floor

Composite Front door into hallway

Hallway

With stairs off to the first floor. Central heating radiator. Doors into 2 storage cupboards. Door into wc. Sliding door into Lounge/Diner/Kitchen. Door to Garage.

WC

2.3m (7' 7") approx x 0.8m (2' 7") approx
Low level wc, pedestal wash hand basin. Central heating radiator. Space for automatic washing machine and dryer. Part tiled walls.

Extended Kitchen Diner Lounge

6.7m (21' 12") approx x 4.1m (13' 5") approx
Ample White gloss wall and base units, island with storage below and Integrated 'Neff' induction hob with extractor over. Seating for approx 4 diners. Quartz worktops over. Stainless steel single drainer sink unit with boiling hot water tap. Integrated 'Neff' dishwasher, Integrated fridge/freezer. Integrated 'Neff' oven, grill and microwave. Space for seating area. 2 double glazed sky lights. modern tall central heating radiator. Underflooring heating. UPVC double glazed French doors onto decking area.

First floor

Landing

Stairs off to the 2nd floor. Doors leading off to Bedroom 3, Shower room and Lounge/possible fourth bedroom.

Lounge/possible 4th Bedroom

4.0m (13' 1") approx. x 4.4m (14' 5") approx.
Central heating radiator. UPVC double glazed window to the front and UPVC Double glazed Juliet balcony overlooking the green and park.

Bedroom 3

2.2m (7' 3") approx widening to 2.8m (9' 2") approx x 4.4m (14' 5") approx
Central heating radiator. 2 UPVC Double glazed window to the rear overlooking spinney area



Shower room

1.4m (4' 7") approx x 1.7m (5' 7") approx
Low level wc, pedestal wash hand basin,
Shower cubicle with rainfall shower and 2nd
shower hose. Tiled floor. Part tiled walls.
Chrome heated towel rail.



Second Floor

2nd Landing

Central heating radiator. Large airing cupboard.
Access to boarded loft. Doors to Bedrooms 1
and 2

Bedroom 1

3.1m (10' 2") approx x 4.4m (14' 5") approx
Double built in wardrobe and 1 single built in
wardrobe. Central heating radiator. 2 UPVC
double glazed windows to the front. Door into:



Jack and Jill Bathroom

3.1m (10' 2") approx x 1.6m (5' 3") approx
White suite comprising: Low level wc, pedestal
wash hand basin. Panelled bath with shower
attachment on taps. Part tiled walls. Central
heating radiator. Chrome heated towel rail. Door
into Bedroom 1 & 2



Bedroom 2

3.1m (10' 2") approx min 2.2m (7' 3") approx x
4.4m (14' 5") approx
Central heating radiator. 2 UPVC double glazed
windows to the rear, overlooking the spinney to
the rear. Access to the loft



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Outside

Garage

5.2m (17' 1") approx x 2.3m (7' 7") approx
Up and over door. power and lighting. Internal door into the hallway

Gardens

Front Garden: Direct driveway with off road parking and direct access to the garage. Stoned to the side and slabbed path up. EV charger.

Rear Garden: Decking with stoned area and wooden sleeper steps to further decking area. Fenced to all sides. Gate to the side for pedestrian access.



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.

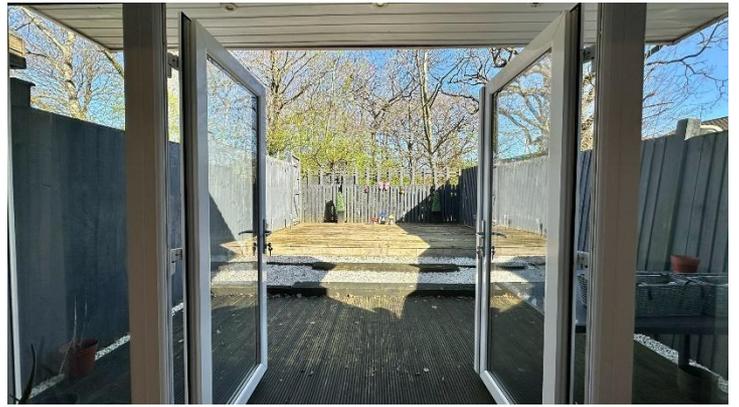
(6) Alternative Estates have not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

TENURE - FREEHOLD

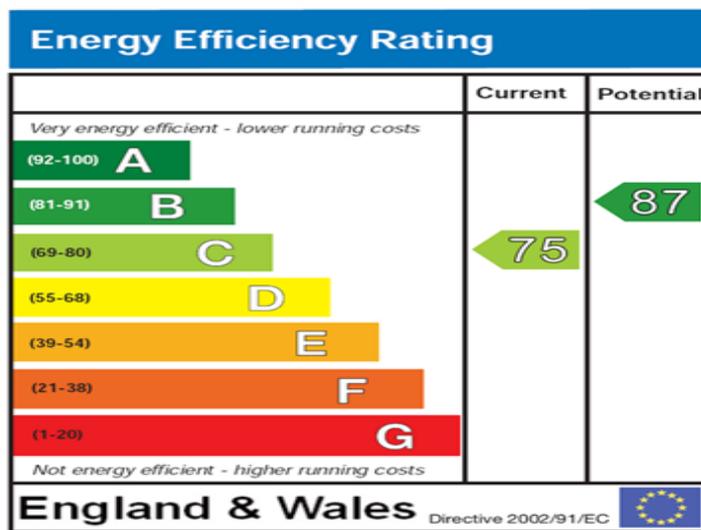
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.



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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.