



86 Rugby Road, Binley Woods, Coventry, CV3 2AX

Asking Price £0.00



A Five Bedroom Dormer Detached Bungalow
Situating in the Village location of Binley Woods
Lounge through to Dining/further reception room
Three ground floor Bedrooms
Ground Floor Shower Room
Two first floor Bedrooms
First Floor Bathroom
UPVC double glazing & Gas central heating
No Chain
Viewing Highly recommended

Accommodation Comprises

Ground Floor

Composite door into:

Hallway

4.2m (13' 9") min approx x 5.9m (19' 4") approx to outside wall in store cupboard x 1.1m (3' 7") app

Large cupboard housing Vaillant boiler. Central heating radiator. Tiled floor. Doors off to 3 bedrooms, ground floor shower room and;

Lounge

4m (13' 1") approx x 5.6m (18' 4") approx

Log burner with brick fireplace surround. Central heating radiator. Large Velux window. 3 UPVC double glazed windows to the side. Opening onto extension. Door to:

Extension/Dining room

5.8m (19' 0") approx x 3.2m (10' 6") approx

Central heating radiator. 2 x UPVC double glazed French doors onto the patio. UPVC double glazed window rear and side.

Breakfast Kitchen

4.7m (15' 5") approx min (5.6m (18' 4") max approx) x 2.1m (6' 11") approx min (2.6m (8' 6") approx

With Ample wall and base units with worktops over. Black single sink unit with mixer tap and drainer. Integrated induction hob with extractor over. Electric oven and grill. Space for dishwasher. Integrated fridge. tiled splashbacks. Serving hatch. Tiled floor. UPVC double glazed window to the side. Central heating radiator. Understairs cupboard. Door into lean to/utility.

Lean to/Utility

4.9m (16' 1") approx x 1.1m (3' 7") approx

Space for washing machine. Space for fridge freezer. Stainless steel sink unit with mixer tap. Tiled floor. UPVC double glazed door to the rear.

Bedroom 1

3.3m (10' 10") approx min (3.9m (12' 10") approx into the bay) x 4.1m (13' 5") approx

Central heating radiator. UPVC double glazed window to the front and side.

Bedroom 2

2.7m (8' 10") approx x 3.6m (11' 10") approx

Central heating radiator. UPVC double glazed window to the



side.

Bedroom 3

3.3m (10' 10") approx x 2.6m (8' 6") approx

Central heating radiator. UPVC double glazed window to the front and side.

Ground floor Shower Room

2.6m (8' 6") approx x 2m (6' 7") approx

Low level WC. Vanity sink unit with storage below. Walk in shower. White towel rail. Airing cupboard housing. Central heating radiator. UPVC double glazed window to the side.

First Floor

Landing

2 Velux windows. Doors to 2 bedrooms. Door to bathroom.

Bedroom 4

3.3m (10' 10") approx x 4.8m (15' 9") approx min x 5.1m (16' 9") approx max

Central heating radiator. UPVC double glazed window to the rear. Velux window. Door into storage in the eaves.

Bedroom 5

1.3m (4' 3") approx min (3.3m (10' 10") approx max) x 2.9m (9' 6") approx min (4.9m (16' 1") approx

Central heating radiator. UPVC double glazed window to the front. 2 x Velux windows. 2 doors into storage into the eaves.

Bathroom

2.7m (8' 10") approx x 1.7m (5' 7") approx

White suite comprising: Low level WC. Handwash basin. Corner jacuzzi bath with shower attachment to taps. White heated towel radiator. Tiled floor. Part tiled walls. Velux window.

Outside

Large Garage & Workshop

2m (6' 7") approx min (5.7m (18' 8") approx max) x 5.1m (16' 9") approx min (7.2m (23' 7") approx ma

Electric up and over doors. with turntable. Workshop area. Power and lighting.

Gardens

Front Garden: Paved driveway leading to the side of the property. Lawned Area with mature shrubs and bushes. Gates to the side for access to the rear garden. Rear Garden: Raised patio area with steps down to further paved



area. Paved pathway with lawned areas to the sides. Large Garage/workshop. Mature hedges to the side and fenced to one side.

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.

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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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