



Willenhall Lane, Binley, Coventry CV3 2EA
£220,000

archerbassett
LETTINGS AND SALES

FULL WIDTH REAR EXTENSION A modern and well presented two double bedroom home with an additional occasional room by way of a loft extension with Velux window & featuring double glazing and central heating throughout. Briefly comprising of two reception rooms, large extended fitted kitchen/diner with integrated oven, hob and breakfast bar. To the first floor are two double bedrooms and a fully tiled family bathroom with bath, separate shower cubicle, W/C and hand wash basin. Other benefits include a lawned fore garden, a large rear garden with lawn, patio and off road parking accessed via secure rear communal gates. ENERGY RATING D

Reception Room

15'4" x 11'11" (4.68m x 3.64m)

Double glazed bay window to front, spacious living room with laminate flooring.

Reception Room 2

9'6" x 11'10" (2.90m x 3.60m)

Rear reception room with access to a large built in storage cupboard, laminate flooring.

Kitchen/Diner

11'9" x 14'8" (3.59m x 4.48m)

Double glazed window and UPVC door to rear, spacious full width extension with modern fitted kitchen/diner to include an integrated hob, oven and breakfast bar.

Bedroom 1

13'9" x 9'2" (4.20m x 2.80m)

Double glazed bay window to front, large double room with laminate flooring.

Bedroom 2

11'1" x 8'4" (3.37m x 2.55m)

Double glazed window to rear, double room with carpet and boiler cupboard.

Bathroom

8'8" x 6'3" (2.63m x 1.90m)

Double glazed window to rear with privacy glass, fully tiled

bathroom with white suite to include a bath, separate shower cubicle, W/C and hand wash basin.

Bedroom 3

10'8" x 15'1" (3.24m x 4.60m)

Two double glazed Velux skylights, double bedroom with eves storage and carpet.

Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
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5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using Planity.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk