

Road Map



Hybrid Map



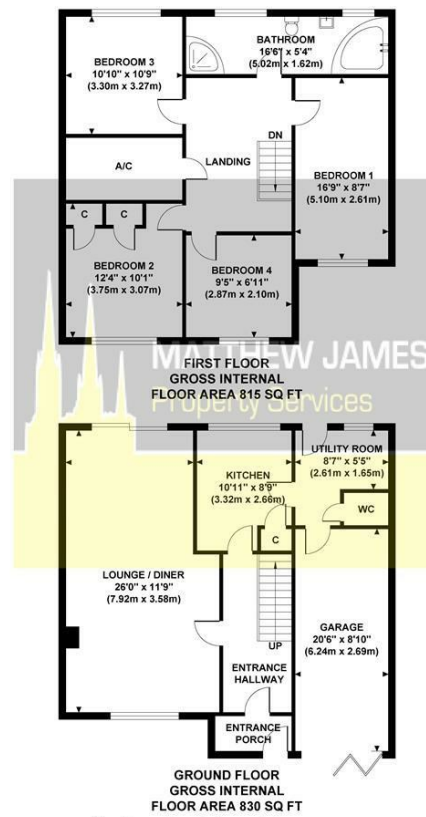
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**QUORN WAY**  
Approximate Gross Internal Area  
1645 sq ft / 152.90 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



**21 Quorn Way**

Binley, Coventry CV3 2JU

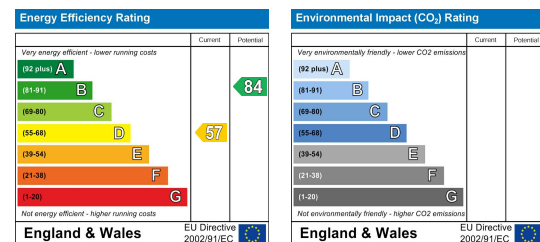
Offers Over £315,000



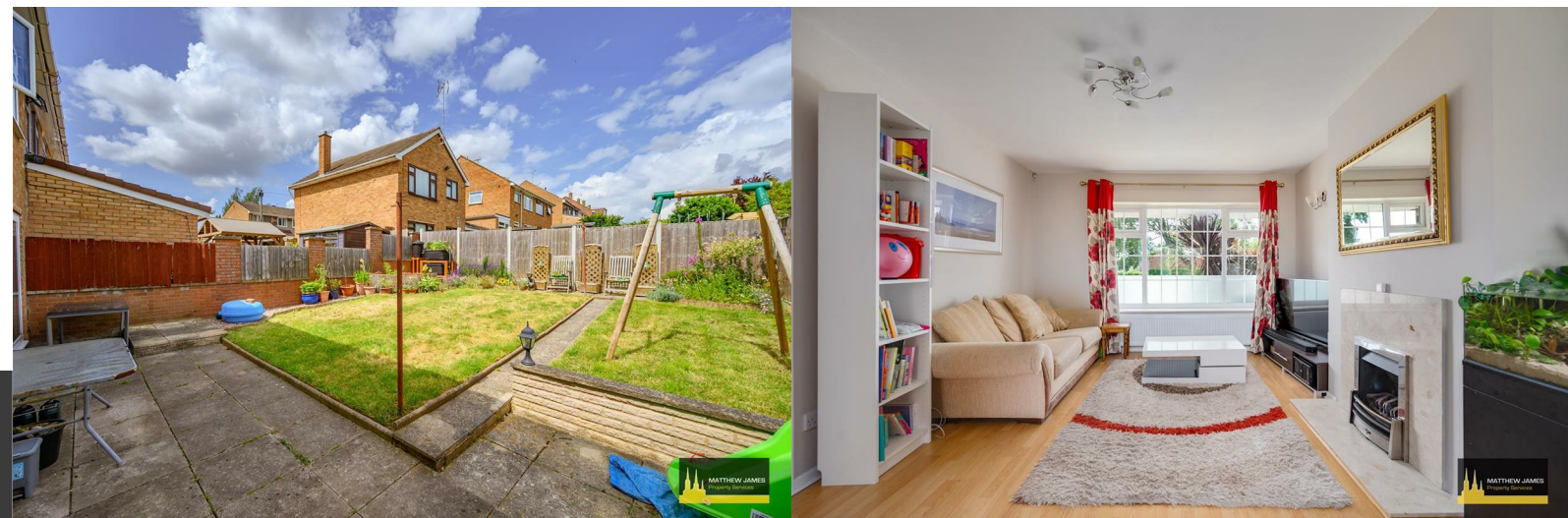
Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# 21 Quorn Way

Binley, Coventry CV3 2JU

Offers Over £315,000



## Front Approach

Lawn area and blocked paved driveway for two cars, access to garage, side gate into rear garden.

## Entrance Porch

Having double glazed door and tiles flooring. Door leading to:

## Entrance Hallway

With stairs leading to the first floor, gas central heating radiator and laminate flooring. Doors leading to accommodation:

## Lounge/Diner

26' x 11'9"

Spacious lounge/diner with double glazed window to the front elevation, laminate flooring, gas and gas central heating radiators. Door leading to:

## Fitted Kitchen

10'11' x 8'9"

Double glazed window to the rear elevation, central heating radiator, range of wall mounted and base units with work surfaces over, stainless steel sink with drainer, tiled splashbacks, electric double oven and hob with extractor fan over, space for fridge freezer, under stairs storage cupboard, Door leading to:

## Utility Room

10'11' x 8'9"

Tiled flooring, gas central heating radiator, plumbing for washing machine and other appliances, storage cupboards, double glazed window to the rear elevation and door leading to the rear garden. Door leading to:

## Downstairs WC

Tiled flooring, toilet, hand wash basin with storage cupboard under, extractor fan and central heating radiator.

## Garage

Door into garage from the utility room, having lighting and power supply, up -and -over door.

## Hallway Landing

With stairs rising from the ground floor, access to a storage/airing cupboard and access to the loft space, Doors leading to:

## Bedroom One

20'6 x 8'10"

Large main bedroom above the garage, central heating radiator, double glazed window to the front elevation.

## Bedroom Two

12'4' x 10'1"

Good size bedroom with central heating radiator, double glazed window to the front elevation, integrated double wardrobe storage

## Bedroom Three

10'10 x 10'9"

Central heating radiator and double glazed window to the rear elevation.

## Bedroom Four

9'5' x 6'11"

Good size fourth bedroom with central heating radiator and double glazed window to the front elevation.

## Bathroom

16'6' x 5'4"

Fully tiled, comprising corner bath with mixer tap, vanity unit with inset wash hand basin, toilet and storage, shower cubicle, central heating radiator and two double glazed windows to the rear elevation.

## Rear Garden

Enclosed rear garden with patio area and laid lawn.

## Loft Space

Being boarded throughout

