

## 5 Cottesbrook Close, Coventry, CV3 2FU Offers Over £240,000

Matthew James welcome to the market this charming semi-detached property, a delightful family home in a peaceful cul-de-sac setting with Cottesbrook Close Binley. This home is vacant and offered for sale with no chain, conveniently located within walking distance of excellent local primary and secondary schools, making it an ideal choice for families. Additionally, it is close to retail parks and supermarkets, ensuring convenience on your doorstep.

The property boasts, entrance porch, bright and welcoming entrance hallway, a spacious through lounge that flows seamlessly into the dining room, complemented by a bright conservatory that invites natural light and provides a lovely space to enjoy the garden views. The kitchen is well proportioned, having integrated oven hob, extractor with side access out to the driveway and garage.

On the first floor, you will find three generously sized bedrooms, ideal for family living or accommodating guests along with the family bathroom. Outside, the property is enhanced by well-maintained gardens to both the front and rear, providing a perfect outdoor retreat. A driveway leads to a garage, offering ample parking and additional storage space. The property also benefits from double glazing, gas central heating and a valid gas safety certificate.

With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this lovely home in a sought-after area.

### Approach/ Driveway



### Conservatory

18'9 x 9'0 (5.72m x 2.74m)



### Entrance Porch

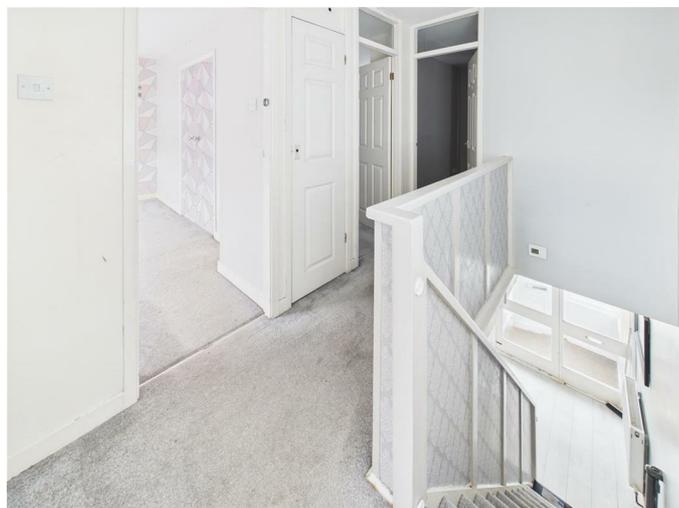
### Entrance Hallway

### Living Room

14'6 12'7 (4.42m 3.84m)



### First Floor Landing



### Dining Room

11'1 10'1 (3.38m 3.07m)



### Bedroom One

12'5 x 12'5 (3.78m x 3.78m)



### Kitchen

12'0 x 8'6 (3.66m x 2.59m)



### Bedroom Two

12'5 x 10'11 (3.78m x 3.33m)



### Bedroom Three

8'8 x 7'8 (2.64m x 2.34m)



### Bathroom

7'4 x 5'5 (2.24m x 1.65m)



### Rear Garden

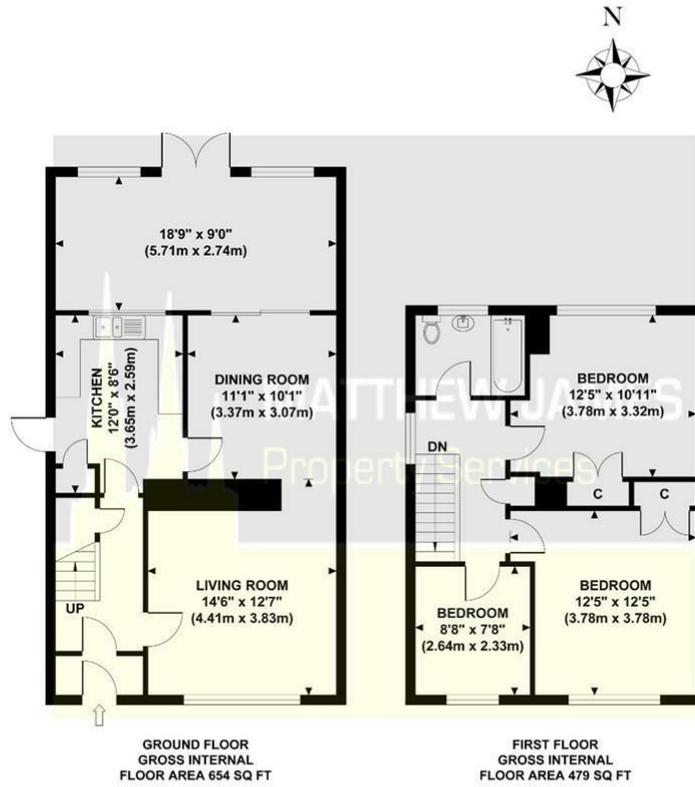


### Garage

# Floor Plan

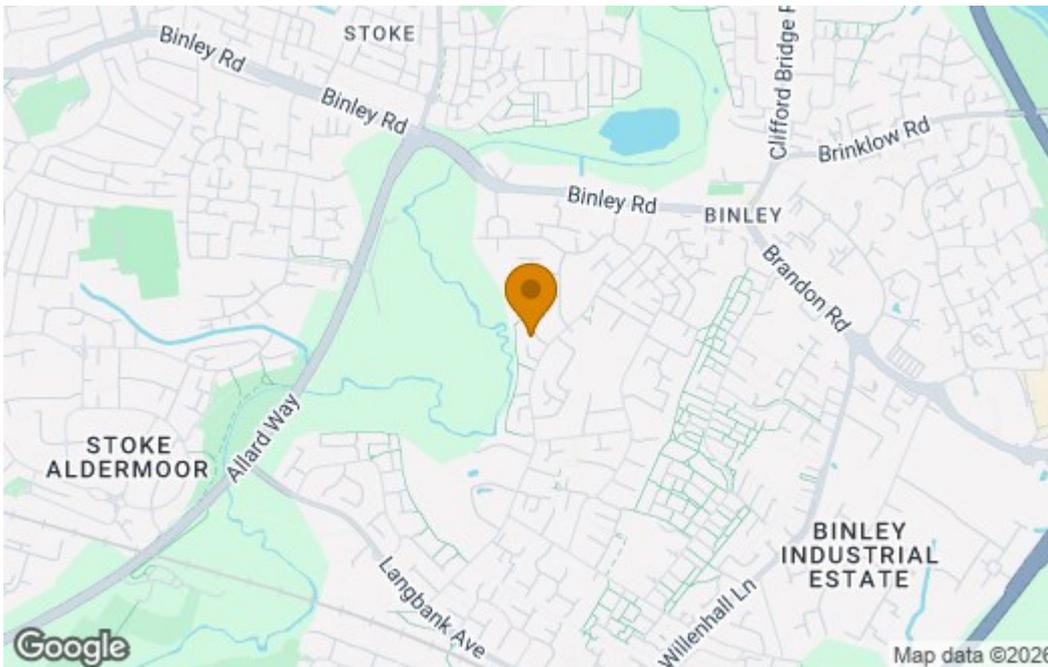
## 5 COTTESBROOK CLOSE

Approximate Gross Internal Area 1133 sq ft / 105.3 sq m

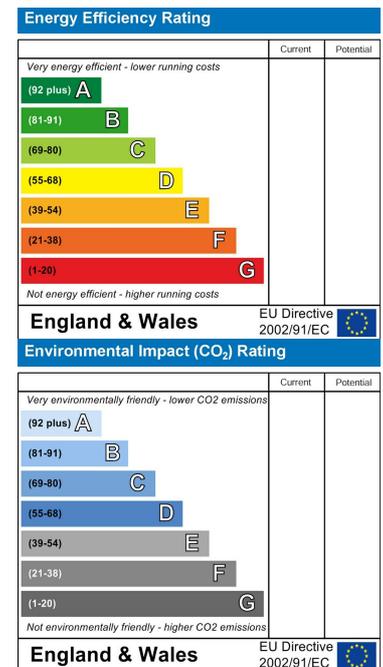


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# 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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