



## 15 Oxendon Way, Coventry, CV3 2HR Offers Over £240,000

THREE BEDROOMS... OPEN PLAN KITCHEN DINING ROOM... UTILITY ROOM... GROUND FLOOR WC... OFF ROAD PARKING... NO UPWARD CHAIN... PERFECT FOR THE FIRST TIME BUYER... CLOSE TO ALL AMENITIES. Welcome to this lovely modern mid-terrace house located on Oxendon Way in the desirable area of Binley. This delightful property is perfect for first-time buyers or those looking to add to their property portfolio.

As you enter, you will be greeted by a spacious open-plan kitchen dining room, ideal for entertaining family and friends. The ground floor also features a convenient WC, adding to the practicality of the layout. The property boasts a well-appointed reception room, providing a cosy area to relax and unwind. The house comprises three generously sized bedrooms, offering ample space for a growing family or guests. The bathroom is well-equipped, ensuring comfort and convenience for all residents.

Outside, you will find off-road parking and a garage to the rear, providing secure storage and easy access for your vehicles. The landscaped rear garden, complete with artificial grass, offers a low-maintenance outdoor space perfect for enjoying sunny days or hosting gatherings.

This property is not only well-designed but also situated in a friendly neighbourhood, making it an excellent choice for those looking to settle in Coventry. With its modern features and practical layout, this home is a wonderful opportunity for anyone looking to make their first step onto the property ladder. Don't miss out on the chance to view this lovely home! Call us now to book your viewing!

## Front Garden / Off Road Parking



Having off road parking accessed via a dropped kerb, planted borders and slate pathway that leads to the:

### Storm Porch

Having sliding doors and through the timber obscure glazed front door into the:

### Entrance Hallway

Having stairs off to the first floor, under stairs storage cupboard and door leading off to the:

### Open plan kitchen Dining Room

17'10 x 11'2 (5.44m x 3.40m)



Having a PVCu double glazed window to the rear elevation, a range of modern wall, base and drawer units and upstands, breakfast bar, integrated dishwasher, induction hob, double waste height oven, integrated microwave, seating / dining area with French doors to the rear elevation and door that leads to the:

## Lounge

14'1 x 11'4 (4.29m x 3.45m)



Having a PVCu double glazed bay window to the front elevation and feature fireplace with shelving to the side.

### Utility Room

9'1 x 8'11 (2.77m x 2.72m)



Having a PVCu double glazed door to the rear garden area with picture window to the side, space and plumbing for a washing machine, space for a tumble dryer, both with work surface over, inset space for a fridge freezer and door that leads to the:

### WC

Having a PVCu double obscure glazed window to the rear elevation and low level flush WC.

### First Floor Landing

Having balustrade, airing cupboard housing the Worcester central heating boiler, access to the loft (with drop down ladder boarded and lighting) and doors leading off to:

**Bedroom One**  
12'2 x 10'5 (3.71m x 3.18m)



Having a PVCu double glazed window to the front elevation.

**Bedroom Two**  
11'4 x 10'6 (3.45m x 3.20m)



Having a PVCu double glazed window to the rear elevation to the rear elevation and built-in wardrobes and storage shelving to the one wall.

**Bedroom Three**  
8'2 x 6'11 (2.49m x 2.11m)



Having a PVCu double glazed window to the front elevation.

**Family Bathroom**  
9'5 x 6'10 (2.87m x 2.08m)



Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, vanity style wash hand basin, low level flush WC and modern tiling to all splash prone areas.

**Rear Garden**



Being landscaped with artificial grass, composite decked patio area, retaining wall, double gates to the rear and access into the:

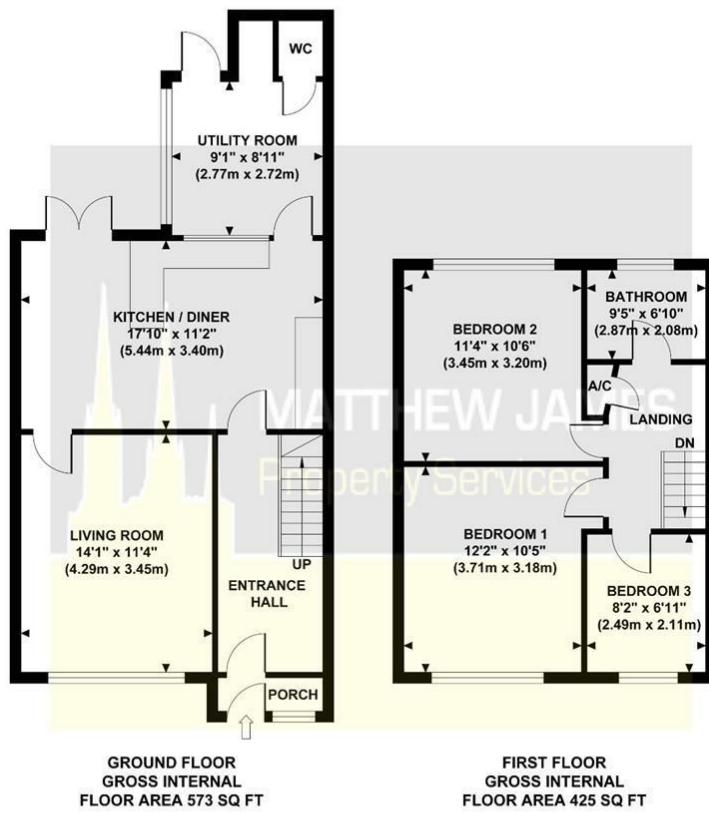
**Garage**

Having an up and over door, PVCu double glazed door to the end elevation, power and lighting.

## Floor Plan

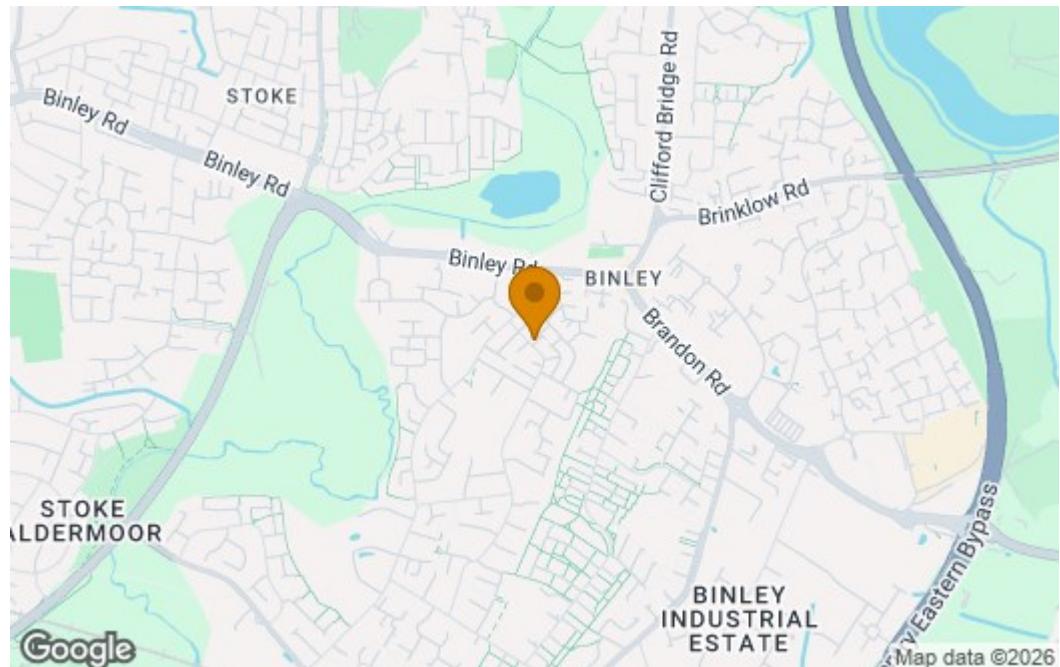
### OXENDON WAY, COVENTRY, CV3

Approximate Gross Internal Area 998 sq ft / 92.71 sq m

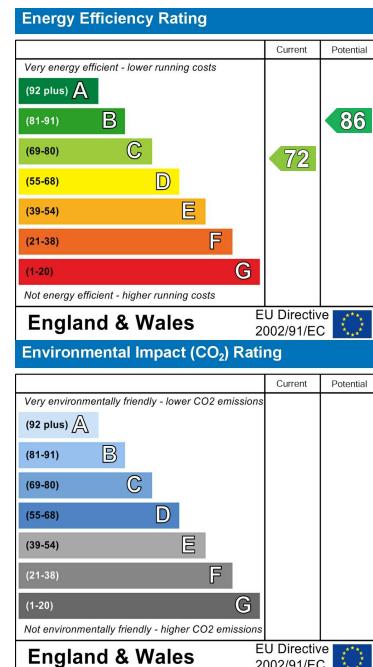


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## 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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