



## 38 Deerdale Way Binley, Coventry, CV3 2EQ

\*\*\*Virtual Tour\*\*\* Three Double Bedrooms...Superb Kitchen Diner...Utility...Study...Garage...Spacious Lounge...Downstairs WC... Looking for a modern family home that you can just move into and enjoy? This is just the property and better still, it's offered with no onwards chain. Located in the ever popular Binley area of Coventry, this home is close to supermarkets, the University Hospital and great road links, with the A46, M6, M69 just minutes away.

As you enter the property, the first thing you notice is the beautiful real wood flooring which flows around the 'L' shaped hallway, into the study and the lounge. A lovely homely feel awaits, with its fresh, modern decor, fixtures and fittings throughout. There is a cozy lounge to the front of the property, a great place to relax and put your feet up after a long day. The study sits to the left of the property, has additional under stair storage and is ideal for many different uses to suit your needs. To the rear is where you'll find the show stopping kitchen / diner - a fabulous space for family meals and entertaining. Open plan and fully equipped with lots of storage, integrated appliances, that dream island and still more space for a large dining table..... A handy utility and separate w.c. make sure this home is practical as well as stylish.

Head upstairs and you'll find three great size bedrooms and a beautiful family shower room. The largest bedroom is neutrally decorated and bright and airy, the second has built in wardrobes and a separate storage

**Offers In The Region Of £294,995**

# 38 Deerdale Way

Binley, Coventry, CV3 2EQ



- Beautifully Presented
- Utility & WC
- No Chain
- Three Double Bedrooms
- Extended
- Study
- Superb Kitchen Diner
- Garage with Electrics

## Hallway

## Study

9'2" x 4'11" (2.8 x 1.5)

## Lounge

15'5" x 12'1" (4.7 x 3.7)

## Downstairs WC

## Kitchen

19'0" x 9'2" (5.8 x 2.8)

## Diner

11'9" x 9'2" (3.6 x 2.8)

## Utility

6'6" x 5'6" (2.0 x 1.7)

## Bedroom One

12'5" x 10'9" (3.8 x 3.3)

## Bedroom Two

12'1" x 11'1" (3.7 x 3.4)

## Bedroom Three

9'2" x 7'6" (2.8 x 2.3)

## Family Shower Room

7'2" x 5'10" (2.2 x 1.8)

## Garage

15'8" x 8'10" (4.8 x 2.7)

## Outside

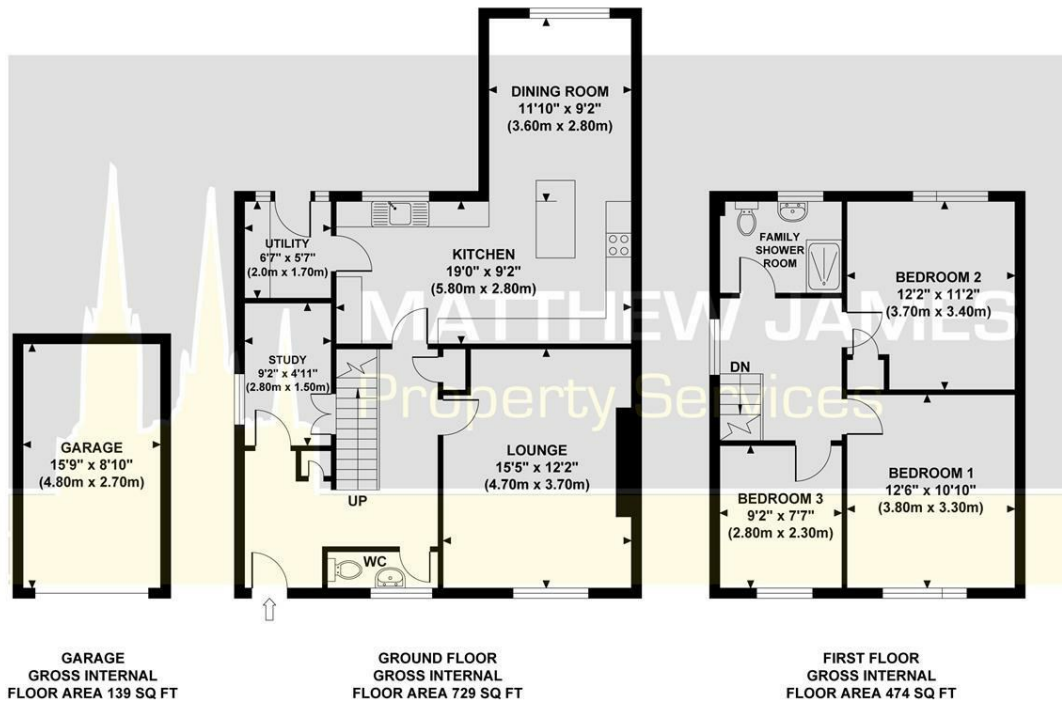


[Directions](#)



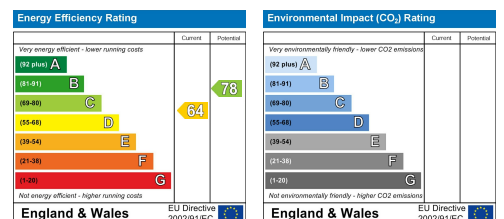
## DEERDALE WAY

Approximate Gross Internal Area 1344.41 sq ft / 124.90 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.

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.



### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter