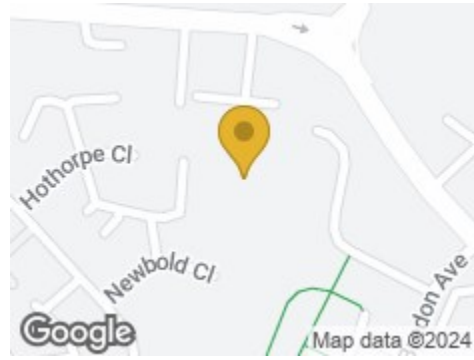


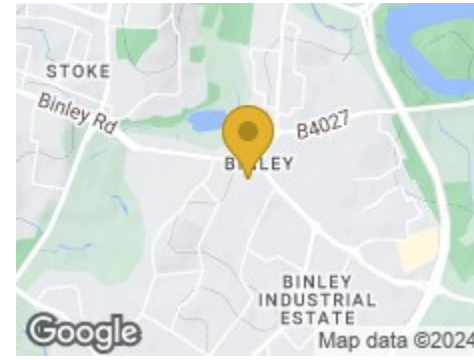
Road Map



Hybrid Map



Terrain Map

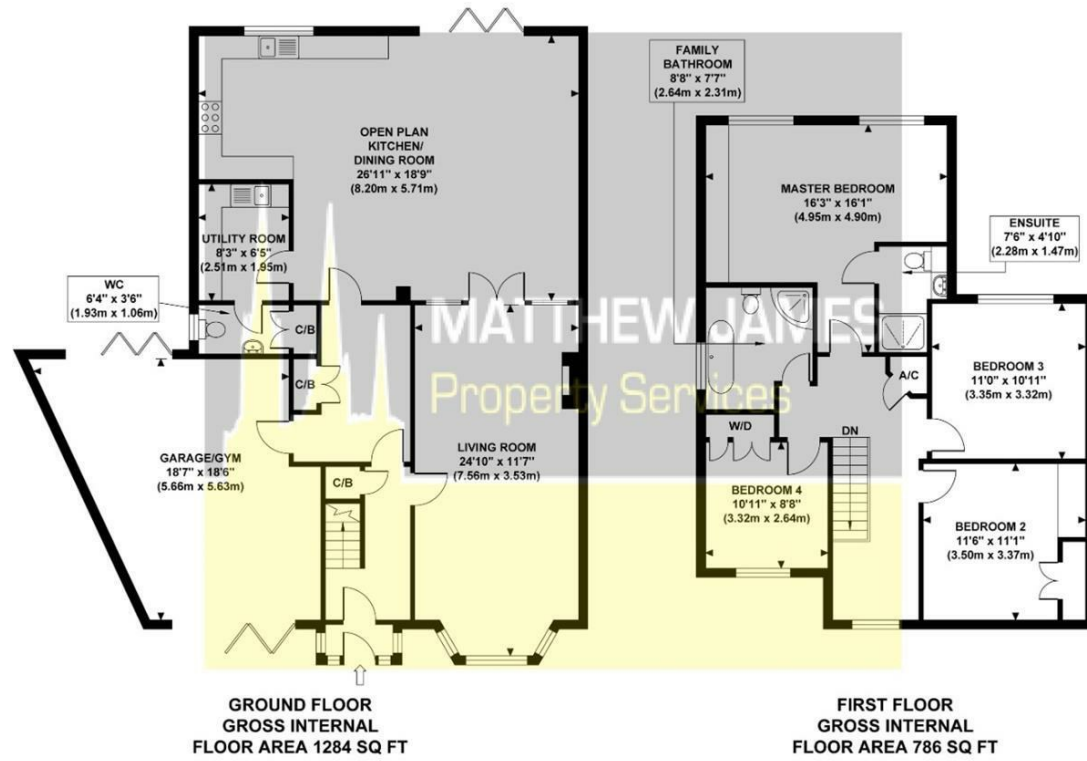


**MATTHEW JAMES**  
Property Services

Floor Plan

**EBRO CRESCENT**

Approximate Gross Internal Area 2070 sq ft / 192.30 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.



**16 Ebro Crescent**

Binley, Coventry CV3 2DR

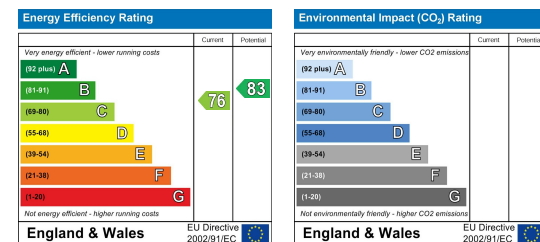
**£515,000**



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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# 16 Ebro Crescent

Binley, Coventry CV3 2DR

£515,000



## Front Garden / Parking

Laid mainly to decorative blocked paving with fenced borders and access into the:

## Storm Porch

Being of dwarf wall design and having new PVCu double glazed windows to all sides and access through the composite front door into the:

## Entrance Hallway

Having stairs off to the first floor with newly installed glass feature banisters, sectional 'pull out' under stairs modular storage, further cupboard storage, coat and shoe cupboard with automatic lighting, under floor heating and doors leading off to:

## Living Room

24'10" x 11'7"

Having a PVCu double glazed bay window to the front elevation with feature wooden blinds fitted, fireplace with inset log burner, French doors lead to the Open Plan Kitchen Dining Room and air conditioning unit providing cold or warm air flow.

## Garage / Gym / Playroom / Office / Bedroom Five

18'6" max x 18'6" max

(Irregular shape) Having electric roller remote shutters to both the front and rear elevations and currently being used as a gym having mirrored walls. Could very easily be put back as a garage if required or have alternative usage such as play room, office, study or even an additional bedroom.

## Open Plan Kitchen Dining Room

26'11" max x 18'9" max

Having a PVCu double glazed window to the rear elevation, bi-fold opening doors that lead to the rear patio area, a range of wall, base and drawer units by Magnet

with granite work surface over and decorative modern tiling to all splash prone areas. There is also an integrated fridge and freezer, dishwasher, microwave and space for a range style cooker with extractor over. Having numerous power points, most with USB facility and the kick boards can be illuminated if required. To the side is a stand alone island with inset double wine fridge and provides under counter sitting with further USB power points. There is also ample space for a sofa and other furniture with a TV point to the wall with CAT 6 wiring, WiFi booster, roof lantern, zoned lighting and an air conditioning unit providing cold or warm air flow and under floor heating.

## Utility Room

8'3" x 6'5"

Having a range of wall and base units with space beneath with plumbing for a washing machine, decorative modern tiling to all splash prone areas, under floor heating and door that leads to the:

## Ground Floor Cloakroom

6'4" x 3'6"

Having a PVCu double obscure glazed window to the side elevation, low level flush WC, wash hand basin, storage cupboard, under floor heating and tiling to all splash prone areas.

## First Floor Landing

Having a PVCu double glazed window to the front elevation, fitted feature wooden blinds, glass banister and fully fitted office space desk for those that would like to work / study from home. This area could also very easily be converted back to a usable bedroom. There is also access to the loft area (has drop down ladder, power and lighting), larger than average airing cupboard and doors leading off to the:

## Master Bedroom

16'3" max x 16'1" max

Having two double glazed windows with feature wooden blinds fitted, fitted wardrobes to the one wall, up and over bed storage feature, matching dressing table and air conditioning unit providing cold or warm air flow with further door that leads to the:

## Master En-Suite

7'6" x 4'10"

Having state of the art shower enclosure with electronic settings providing different temperatures, water flow including rain head shower. There is also a vanity wash hand basin and WC, and modern tiling to all walls.

## Bedroom Two

11'6" x 11'1"

Having a PVCu double glazed window with feature wooden blinds fitted to the front elevation and fitted wardrobes and matching dressing table to the one wall and air conditioning unit providing cold or warm air flow.

## Bedroom Three

11' x 10'

Having a PVCu double glazed window with feature wooden blinds fitted to the rear elevation, fitted wardrobes to the one wall and air conditioning unit providing cold or warm air flow.

## Family Bathroom

8'8" x 7'7"

Having a PVCu double obscure glazed window to the side elevation, cast iron slipper bath with separate walk-in shower enclosure, low level flush WC and modern decorative tiling to all four walls.

## Log Cabin

16'3" x 11'2"

Being of timber 'log cabin' design and 160mm insulated all round with kitchenette having space for a larder fridge, sink with water heater, warm air and cool air air conditioning unit and door that leads to the:

## Log Cabin Shower Room

11'1" x 2'11"

Having a walk-in shower cubicle, low level flush WC, and tiling to all splash prone areas.

## Rear Garden

Being on a large corner plot and mainly laid to lawn with paved patio area, log cabin effect garden shed to match the log cabin, further garden tool storage shed, feature water fountain and planted borders. To the rear of the property are up lighters and inset down lighters on the property providing lovely night time illumination.

