MATTHEW JAMES
Property Services

13 Kareen Grove

Binley Woods, Coventry, CV3 2BN

Detached...Great Potential...Downstairs WC...Two Double Bedrooms...Integral Garage...Sun Room... Shower Room...Gas Central Heating... PVCu Windows and Doors...Excellent sized Kitchen and Lounge... A fantastic opportunity to purchase a wonderful detached property, in the highly sought after area of Binley Woods. Nestled on a very generous plot, within a cul-de-sac location, the property offers an abundance of space both inside and out, better still it's being offered with NO ONWARDS CHAIN.

Step inside the front porch to be greeted by a welcoming entrance hall. There is a handy WC and a door leading to the kitchen area, from here to the right and through double doors is a fabulous sized lounge. The extended lounge has dual aspect windows and patio doors into the rear garden, allowing the natural light to flood through. The kitchen enjoys views of the rear garden and has a great selection of fitted base and wall units, space for appliances and an integrated electric, hob and extractor fan. The sunroom is just off the kitchen and is an ideal spot to relax.

Head upstairs, where you'll find two generous double bedrooms, both have fitted wardrobe space. The shower room, with full enclosure, vanity basin and storage cupboard completes the first floor.

£349,995

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- Desirable Cul de Sac Location in Binley Woods
- Sun Room
- Two Double Bedrooms
- Off Road Parking for Multiple Cars
- No Onwards Chain
- Integrated Garage
- Great Potential (STPP)
- Spacious Reception Room & Kitchen
- Downstairs WC
- Substantial Plot

GROUND FLOOR

Entrance Hallway

Downstairs WC

Lounge
29'2" x 10'2" (8.9 x 3.1)

Kitchen / Diner
18'0" x 10'9" (5.5 x 3.3)

Sun Room
16'0" x 7'6" (4.9 x 2.3)

Garage
19'4" x 9'2" (5.9 x 2.8)

FIRST FLOOR

Bedroom One
11'9" x 10'9" (3.6 x 3.3)

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

Shower Room
7'2" x 5'10" (2.2 x 1.79)

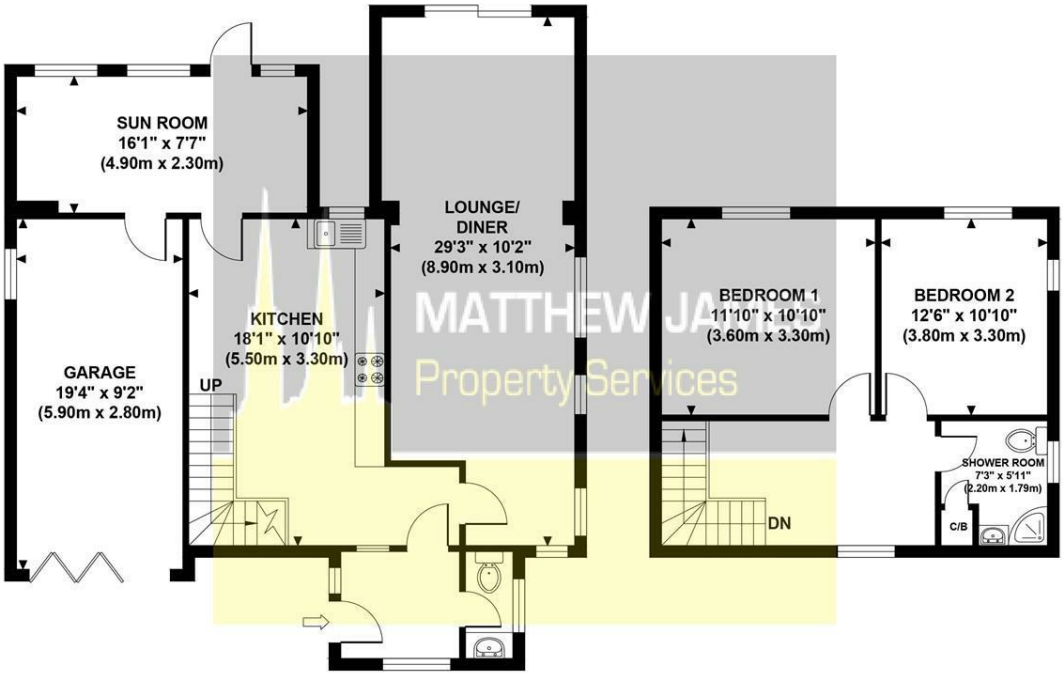
OUTSIDE

Directions

Floor Plan

KAREEN GROVE

Approximate Gross Internal Area 1,259 sq ft / 117.0 sq m

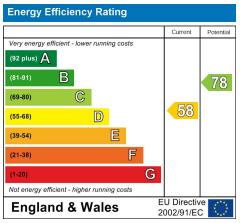


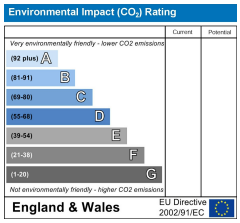
GROUND FLOOR GROSS INTERNAL FLOOR AREA 874 SQ FT

FIRST FLOOR GROSS INTERNAL FLOOR AREA 385 SQ FT

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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