



**MATTHEW JAMES**  
Property Services



## 26 Woodlands Road

Binley Woods, Coventry, CV3 2DA

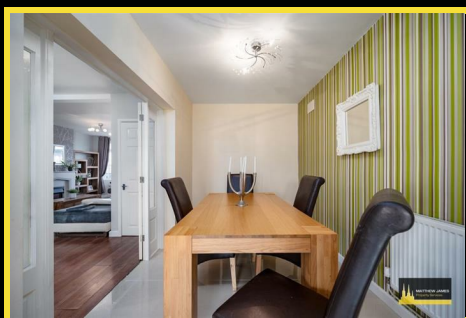
£349,995



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## Lounge

24'3" x 14'9" (7.4 x 4.5)

A very spacious lounge area, beautifully decorated with modern flooring. Natural daylight floods through the large bay window creating a lovely place to relax. Double doors open up to extend into the dining room and separate door into the kitchen, that gives a great open plan space for entertaining family and friends.

## Dining Room

11'9" x 7'0" (3.6 x 2.15)

Comfortably accommodates a family sized dining table and chairs. Great flexibility with double door to incorporate into the lounge area or keep nice and cozy for those special occasions.

## Kitchen

17'4" x 6'9" (5.29 x 2.06)

To the rear of the property, fitted with a great range of modern units, ample work surfaces. Complemented with a built in oven, electric hob with extractor over with integrated dishwasher. The breakfast bar is an additional feature for that quick bite or catch up with a cuppa. Double glazed window to the rear and double opening glazed doors leading out to the rear garden.

## Study / Second Reception Room

11'9" x 7'0" (3.6 x 2.15)

To the front aspect, this room is currently used as a home gym but would lend itself to many uses to suit your lifestyle such as another bedroom, home office, hobby room or reception room.

## Utility & WC

4'7" x 4'3" (1.42 x 1.30)

Fitted with wall units and space for washing machine and tumble dryer. Door into the downstairs WC with low level toilet and wash hand basin.

## Master Bedroom

15'1" x 15'1" (4.6 x 4.6)

To the front aspect, this spacious room definitely has the wow factor, boasting dual windows and plenty of space to create the perfect Boudior

## Bedroom Two

10'1" x 7'1" (3.09 x 2.18)

To the front aspect, a good sized double room.

## Bedroom Three

9'4" x 9'1" (2.87 x 2.79)

To the rear of the property, providing another good sized double bedroom.

## Bedroom Four

6'10" x 6'3" (2.1 x 1.92)

To the rear of the property, this room offers space for a single bed or would suit alternative uses such as a nursery, home office or hobby room.

## Family Bathroom

6'10" x 5'6" (2.1 x 1.68)

Fully tiled and immaculately presented, with tiling to all four walls. White suite includes low level WC, wash hand basin and bath with shower over. Fitted storage and modern towel rail nicely finish this room.

## Rear Garden

With access from the kitchen, this larger than average

back garden is a fantastic space to enjoy those get togethers with family and friends. A great size patio area perfect for those summer barbecues and laid with luscious lawn - no shortage of space for the children to enjoy!

### Frontage

A block paved area provides plenty of off road parking for multiple vehicles.



## Road Map



## Hybrid Map



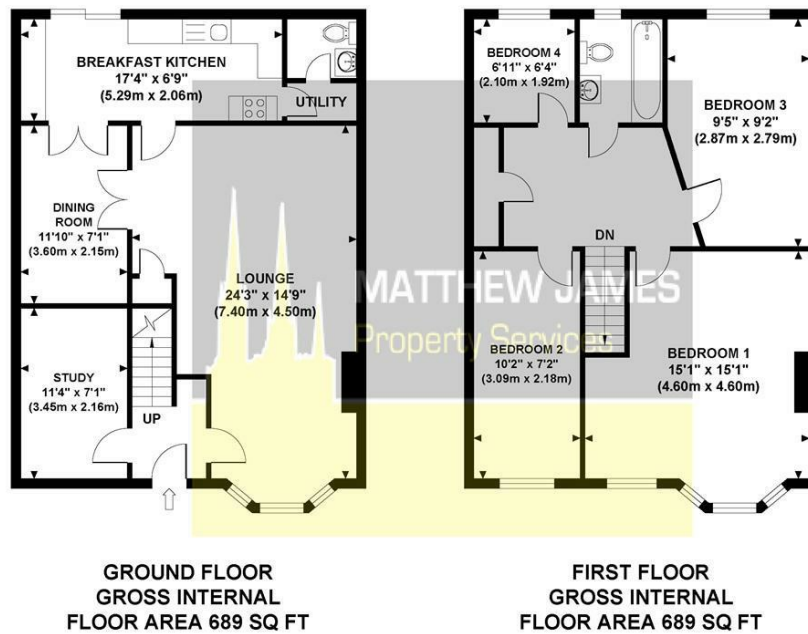
## Terrain Map



## Floor Plan

# WOODLANDS ROAD

Approximate Gross Internal Area 1378 sq ft / 128.0 sq m

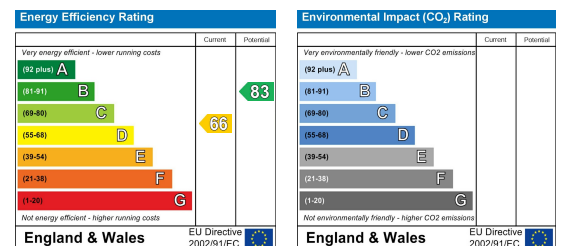


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## 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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