



**59 Binswood Close, Coventry, CV2 1HL**  
**£155,000**

TWO DOUBLE BEDROOMS... END OF TERRACE... LARGE CORNER PLOT... TWO PARKING SPACES... CUL-DE-SAC LOCATION. Located in the popular residential area of Wood End, this beautiful two double bedroom end of terrace property needs to be viewed to appreciate what is being offered for sale. Having a generous rear corner plot garden, two parking spaces, two double bedrooms, modern family bathroom, ground floor cloakroom, kitchen dining room and a living room. Built in 2018, its situated close to all amenities including schools, shops and main bus routes into Coventry City Centre. Call us now to book your viewing.

## **Front Garden & Parking**

Having two parking spaces directly outside the front door and communal gardens laid mainly to lawn.

## **Entrance Hallway**

Having stairs off to the first floor and doors leading off to:

## **Ground Floor Cloakroom**

**4'8 x 3' (1.42m x 0.91m)**

Having a low level flush WC, wash hand basin and tiling to all splash prone areas.

## **Kitchen Dining room**

**11'8 x 7'5 (3.56m x 2.26m)**

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, built-in oven with four ring gas hob and extractor over, space for a fridge freezer, space and plumbing for a washing machine, space for a table and chair and modern tiling to all splash prone areas.

## **Living Room**

**14'5 x 10'5 (4.39m x 3.18m)**

Having under the stairs storage and PVCu double glazed french doors that lead to the rear garden area.

## **First Floor Landing**

Having a PVCu double glazed window to the side elevation, access to the loft area and doors leading off to:

## **Bedroom One**

**14' 6 x 5'4 (4.27m 1.83m x 1.63m)**

Having a PVCu double glazed window to the rear elevation.

## **Bedroom Two**

**14'5 x 7'8 (4.39m x 2.34m)**

Having a PVCu double glazed window to the front elevation and built-in cupboard off.

## **Family Bathroom**

**7'5 x 5'4 (2.26m x 1.63m)**

Having a panel bath with shower over, low level flush WC, wash hand basin and tiling to all splash prone areas.

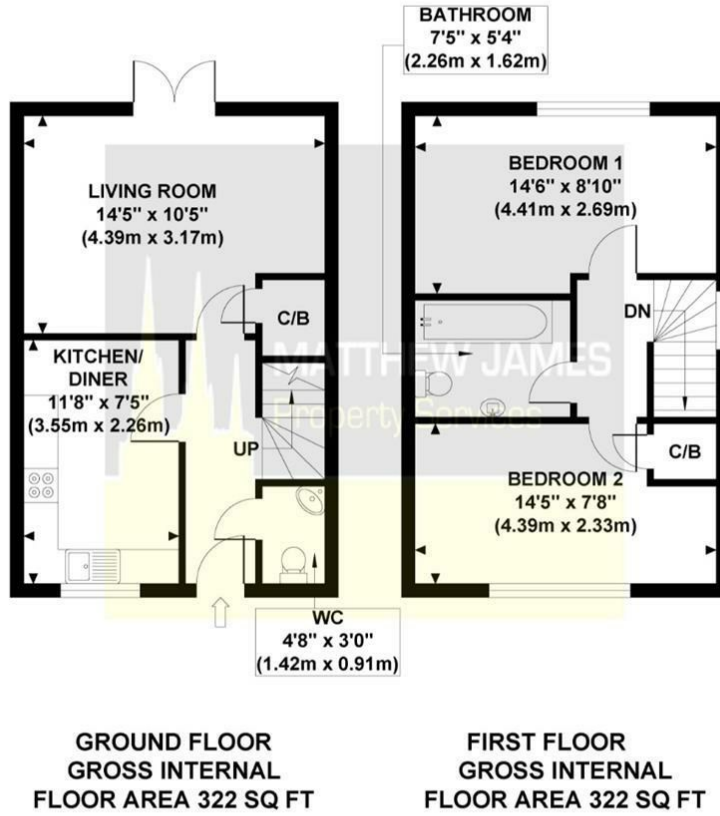
## **Rear Garden**

Being larger than average and on a corner plot with paved patio area and pedestrian gate that leads to the front elevation.

# Floor Plan

## BINSWOOD CLOSE

Approximate Gross Internal Area 644 sq ft / 59.80 sq m

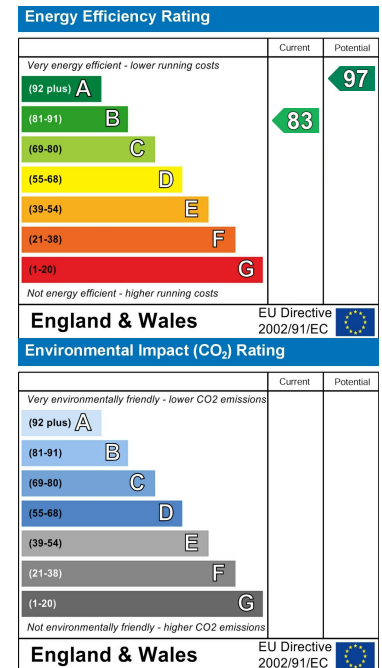


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

## CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter