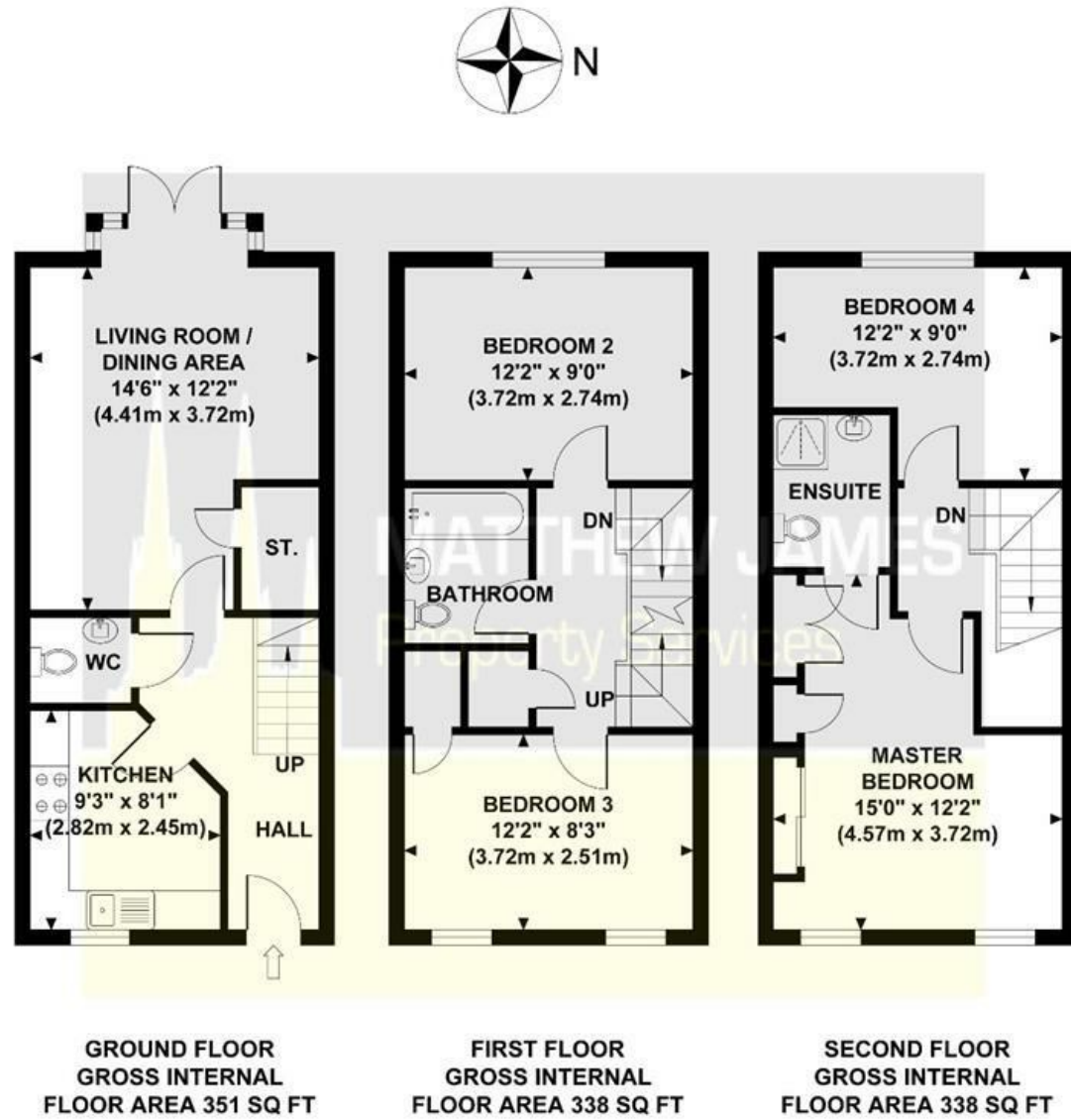


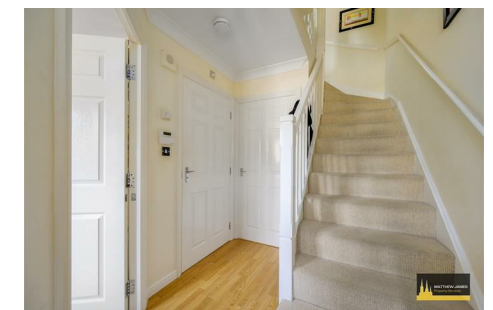
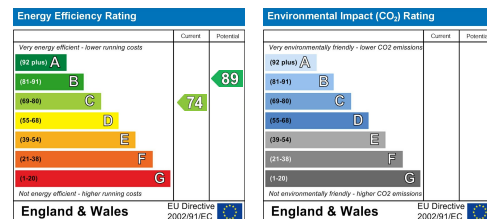
### 34 RIVERSLEA ROAD, COVENTRY, CV3 1LD

Approximate Gross Internal Area  
1027 sq ft / 95.41 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.



## 34 Riverslea Road Binley, Coventry CV3 1LD

FOUR DOUBLE BEDROOMS... MASTER EN-SUITE... BASED OVER THREE FLOORS... NO UPWARD CHAIN... GROUND FLOOR WC... GARAGE / WORKSHOP TO THE REAR WITH GATED ACCESS... ALLOCATED PARKING... CLOSE TO AMENITIES... QUIET CUL-DE-SAC LOCATION... LARGER THAN AVERAGE REAR GARDEN... PERFECT FAMILY HOME.

Welcome to this impressive three-story residence, perfect for families and investors alike. Offering four generously sized double bedrooms, including a master en-suite shower room, this home would be perfect for those looking for a new family home with the larger than average rear garden.

Set in a highly desirable development, this freehold property boasts allocated parking and a versatile garage or workshop structure (with gated access) - ideal for classic vehicle storage or hobbyists alike.

The ground floor features a convenient WC, a spacious living area, and a modern kitchen, while the upper floors provide ample space for relaxation. With NO UPWARD CHAIN, this property presents a rare

Offers Over £260,000

#### CONTACT INFORMATION

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**MATTHEW JAMES**  
Property Services

# 34 Riverslea Road

Binley, Coventry CV3 1LD



- \* BASED OVER THREE FLOORS \*
- \* FOUR DOUBLE BEDROOMS \*
- \* MASTER EN-SUITE \*
- \* LARGER THAN AVERAGE REAR GARDEN \*
- \* ALLOCATED PARKING \*
- \* GROUND FLOOR WC \*
- \* ACCESSIBLE STORAGE / GARAGE STRUCTURE TO REAR \*
- \* NO UPWARD CHAIN \*
- \* CLOSE TO ALL AMENITIES \*

## Approach & Parking

## Entrance Hallway

## Kitchen

9'3 x 8'1 (2.82m x 2.46m)

## Ground Floor WC

4'7 x 3'5 (1.40m x 1.04m)

## Living Room / Dining Area

14'8 x 12'2 (4.47m x 3.71m)

## First Floor Landing

## Bedroom Two

12'2 x 9' (3.71m x 2.74m)

## Bedroom Three

12'2 x 8'3 (3.71m x 2.51m)

## Family Bathroom

6'5 x 5'7 (1.96m x 1.70m)

## Second Floor Landing

## Master Bedroom

15'0 x 12'2 (4.57m x 3.71m)

## Master En-Suite

6'5 x 4'11 (1.96m x 1.50m)

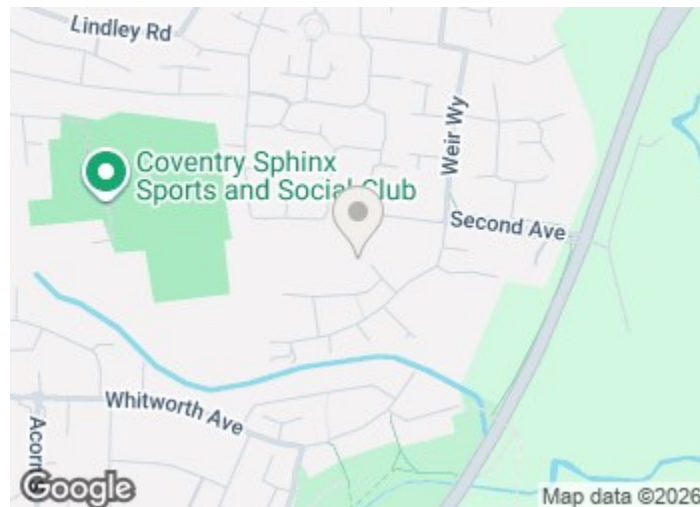
## Bedroom Four

12'2 x 9'0 (3.71m x 2.74m)

## Rear Garden

## Storage / Garage / Workshop

25'7 x 12'2 (7.80m x 3.71m)



## Directions

