

Road Map



Hybrid Map



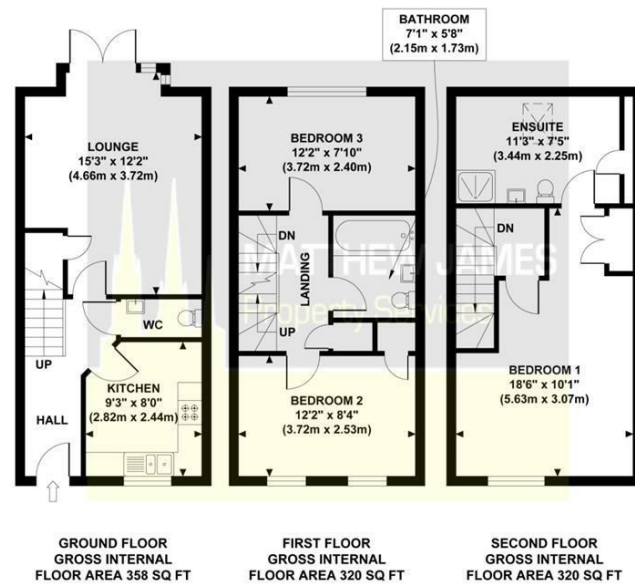
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**RIVERSLEA ROAD**  
Approximate Gross Internal Area 998.0 sq ft / 92.70 sq m



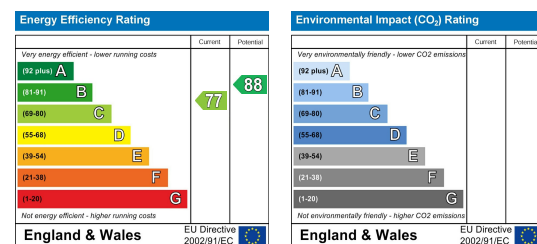
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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.

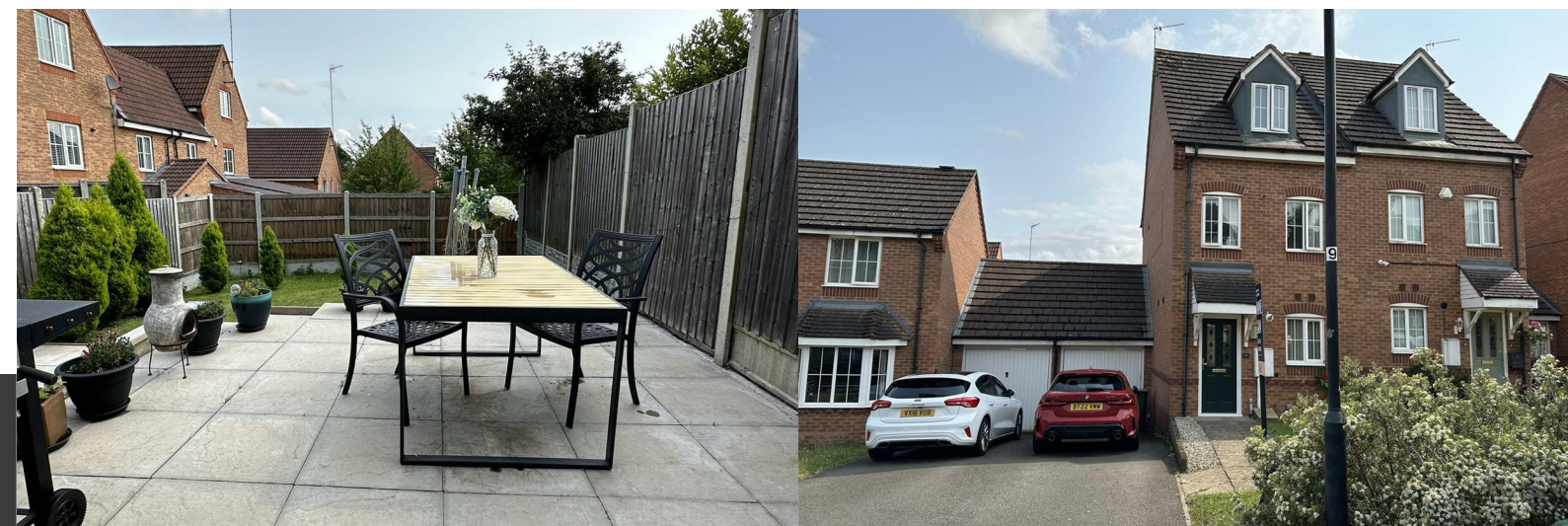
Energy Efficiency Graph



**11 Riverslea Road**

Binley, Coventry CV3 1LD

£260,000



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# 11 Riverslea Road

Binley, Coventry CV3 1LD

£260,000

Having power, lighting and up and over door to the front elevation.



## Front Garden

Laid mainly to lawn with planted borders and off road parking accessed via a dropped kerb. Through the front door leads to the:

## Entrance Hallway

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

## Kitchen

9'3 x 8

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a fridge freezer, integrated oven with four ring gas hob and extractor over and wall mounted Vailant central heating boiler.

## Ground Floor WC

(Not Measured) Having a low level flush WC, wash hand basin and tiling to all splash prone areas.

## Living / Dining Room

15'3 x 12'2

Having PVCu double glazed French doors with picture windows to the side to the rear elevation and under stairs storage cupboard.

## First Floor Landing

Having balustrade, stairs that lead off to the second floor and doors that lead off to:

## Bedroom Two

12'2 x 8'4

Having two PVCu double glazed windows to the front elevation and built-in cupboard.

## Bedroom Three

12'2 x 7'10

Having a PVCu double glazed window to the rear elevation.

## Family Bathroom

7'1 x 5'8

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

## Second Floor Landing

Having door that leads into the:

## Master Bedroom

18'6 x 10'1

Having a PVCu double glazed dormer window to the front elevation and opening to the:

## Dressing Area

Having double fitted wardrobes to the one wall and further door to the:

## Master En-Suite

11'3 x 7'5

Having a Velux window to the rear elevation, walk-in shower enclosure, low level flush WC, pedestal wash hand basin, larger than average storage cupboard and tiling to all splash prone areas.

## Rear Garden

Being landscaped and tiered with two patio areas, lawn, bushes and pedestrian door that leads to the:

## Garage

16'11 x 8'4

