

Road Map



Hybrid Map



Terrain Map

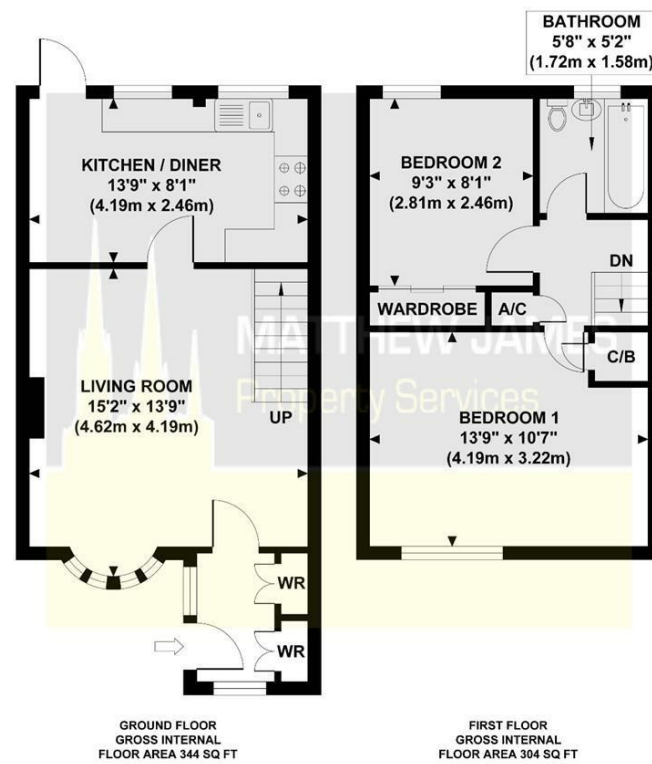


**MATTHEW JAMES**  
Property Services

Floor Plan

**28 BREWSTER CLOSE**

Approximate Gross Internal Area 648 sq ft / 60.20 sq m

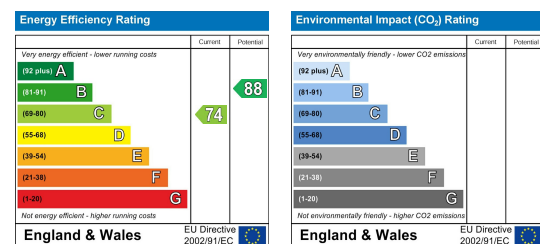


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.



**28 Brewster Close**

Binley, Coventry CV2 5NS

Offers Over £175,000



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## Outlook

### Front Garden

Laid mainly to lawn with paved pathway that leads to the:

### Porch Vestibule

6'4 x 5'6

Having brand new PVCu double obscure glazed windows to the side and rear elevations, brand new front door and coat and shoe cupboards to the one side. A further door leads into the:

### Living Room

15'2 x 13'9

Having a PVCu double glazed bay window to the front elevation, feature fireplace with hearth, mantle, surround, inset electric fire, open stairs to the first floor and door that leads to the:

### Kitchen Dining Room

13'9 x 8'1

Having two PVCu double glazed windows to the rear elevation, a range of wall, base and drawer units with roll top worksurface over, space and plumbing for a washing machine, space and plumbing for a gas cooker with extractor over, space for an under counter larder fridge and freezer and tiling to all splash prone areas.

### First Floor Landing

Having balustrade, airing cupboard housing the central heating boiler, access to the loft area (drop down ladder, boarding and a light) and doors leading off to:

### Bedroom One

13'9 x 10'7

Having a PVCu double glazed window to the front and over stairs storage cupboard.

### Bedroom Two

9'3 x 8'1

Having a PVCu double glazed window to the rear and built-in wardrobe with sliding doors to the one wall.

### Family Bathroom

5'8 x 5'2

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin and tiling to all four walls.

### Rear Garden

Having a paved patio area, raised borders with inset decorative gravel and further decked patio area with built-in seating, fenced perimeter and pedestrian gate that leads to the:

### Garage / Studio

Having been split into two. To the front is storage accessed via an up and over door and to the rear has been converted to a small studio / home office / home business having power and lighting with an obscure glazed window to the rear elevation. Perfect for those that have to work from home or would like a small business office. It is worth noting that it would be very easy to convert back to a full garage if required.

### Parking

Located to the side of the garage.

