



Walton Close, Binley  
Offers Over £160,000

complete  
ESTATE AGENTS

# Walton Close, Binley, Coventry

This is a fantastic two bedroom home with modern decoration and spacious rooms. The bathroom has recently been refitted and you have the added benefit of looking out over a green area with trees to the front and parking to the rear, conveniently located close to local shops and having good bus and road links around Coventry. Call 02476017701 to arrange your viewing.

## Porch

To the front of the property with a small low level storage cupboard also housing the meters.

## Entrance hall

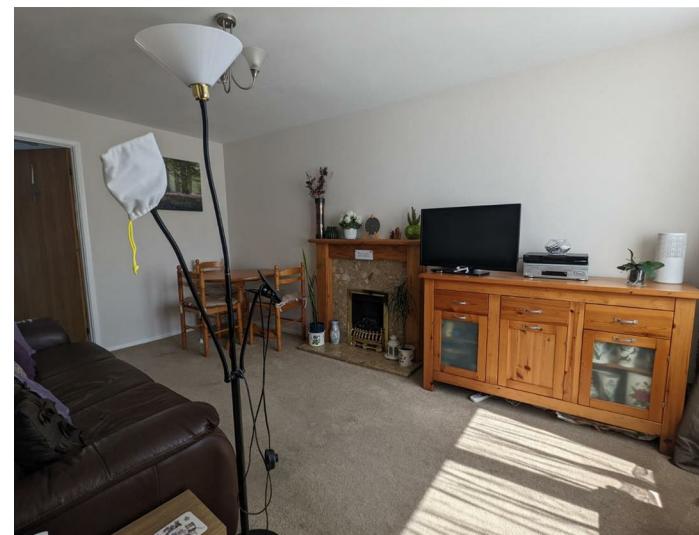
With storage space for coats and shoes.

## Living room 16'0" x 10'2" (4.9 x 3.1)

A lovely light spacious room, to the front of the property.

## Kitchen 7'10" x 13'5" (2.4 x 4.1)

To the rear of the property with plenty of storage and worksurface, also giving access to the rear garden.



## **Bedroom one 11'5" x 13'5" (3.5 x 4.1)**

A good double bedroom to the front of the property, benefitting from some built in storage and space for further storage.

## **Bedroom two 7'2" x 10'5" (2.2 x 3.2)**

A smaller but still a good size bedroom to the rear of the property with built in storage.

## **Bathroom 5'6" x 5'10" (1.7 x 1.8)**

A newly fitted bathroom with a shower over the bath and finished with tiled walls.

## **Viewing**

Strictly by appointment only via Complete Estate Agents

## **Tenure**

Freehold

## **Location**

Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry's history lies in manufacturing, with British cycle and motor history very much rooted in the city. Coventry was also famed for its ribbon industry and watch/clock making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city's main road links.

## **Local Authority**

Coventry City Council

## **Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.

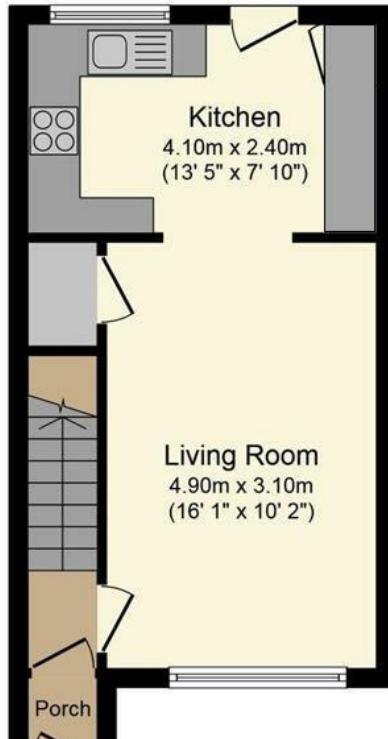


## **Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.

## **Mortgage Advice**

Complete Estate Agents work in partnership with C&W Financial services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.



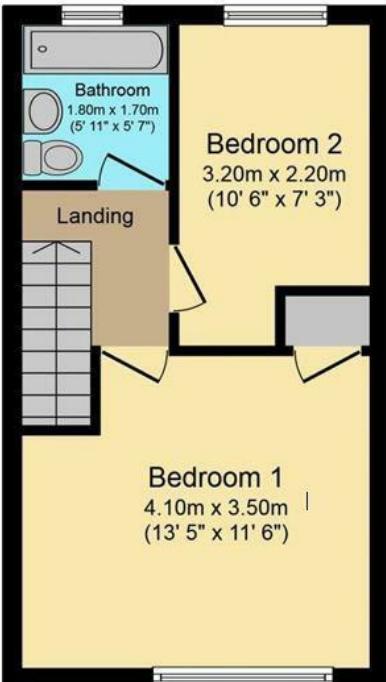
**Ground Floor**

Floor area 30.4 sq.m. (327 sq.ft.) approx

Total floor area 60.0 sq.m. (646 sq.ft.) approx

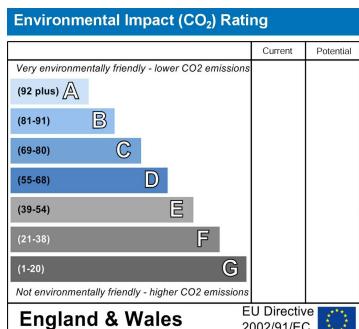
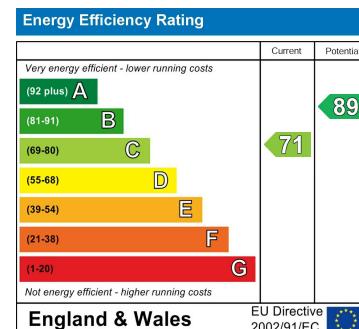
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**First Floor**

Floor area 29.6 sq.m. (319 sq.ft.) approx



Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.