



Willenhall Lane, Binley  
Offers Over £170,000

complete   
ESTATE AGENTS

# Willenhall Lane, Binley, Coventry

A fantastic opportunity in a great location, there are some updates needed here which will make this a lovely family home. The current owners have made some fantastic additions to the property over the years. The property is located close to local amenities and has great road links around the city and to further afield.

Take note that upstairs most of the ceilings are polystyrene which will need to be changed.

## Entrance hall

With wooden clad walls leading upstairs and a doorway into the living room.

## Living room 13'9" x 10'9" (4.2 x 3.3)

A good size room to the front of the property with a feature fireplace.

## Kitchen 11'9" x 9'6" (3.6 x 2.9)

To the rear of the property with plenty of storage and work surface as well as a gas hob and built in oven.

## Bathroom 5'6" x 7'10" (1.7 x 2.4)

On the ground floor with a white three piece suite with an electric shower over the bath, finished with tiled walls and floor.



### **Bedroom one 15'1" x 9'2" (4.6 x 2.8)**

A large double bedroom with plenty of storage space as well as a w/c

### **Bedroom two 8'2" x 11'1" (2.5 x 3.4)**

Another good size double bedroom to the rear of the property.

### **Bedroom three 8'6" x 7'10" (2.6 x 2.4)**

A good size single bedroom to the rear of the property.

### **Tenure**

Freehold

### **Local Authority**

Coventry City Council

### **Council tax band**

A - Source - Gov.uk

### **Viewing**

Strictly by appointment only via Complete Estate Agents

### **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.

### **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.

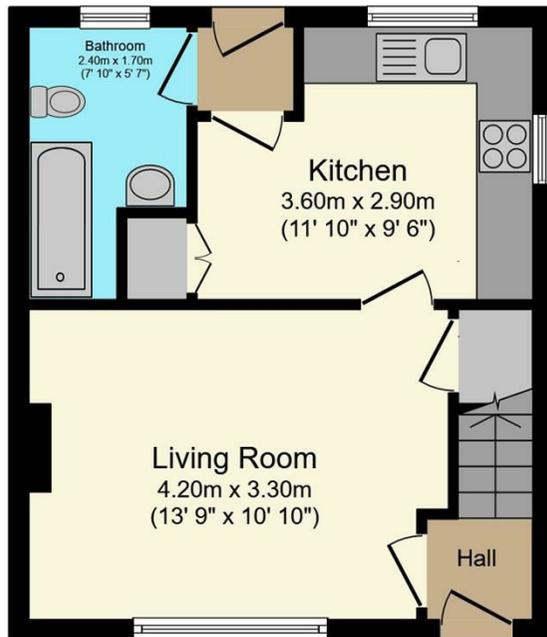


### **Market Appraisal**

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.

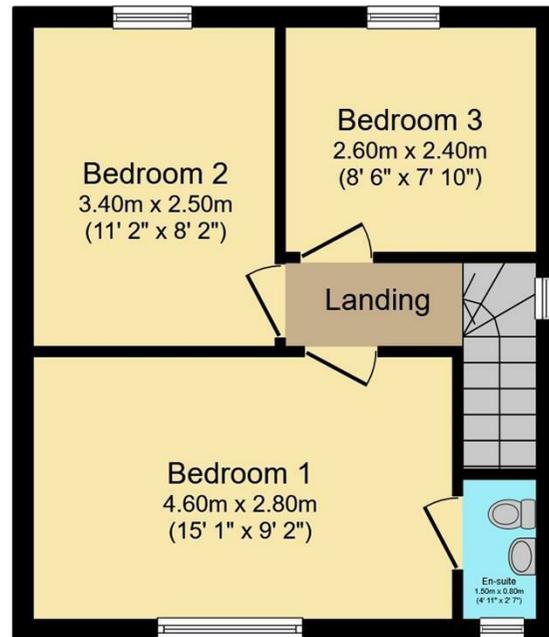
### **Mortgage Advice**

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 34.0 sq.m. (366 sq.ft.) approx



### First Floor

Floor area 34.0 sq.m. (366 sq.ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Total floor area 68.0 sq.m. (732 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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101 New Union Street, Coventry, West Midlands, CV1 2NT  
 T: 02476 017701  
 sales@complete247.co.uk  
 www.complete247.co.uk

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