



35 Lowfield Road, Binley, Coventry, West Midlands. CV3 1LA

This four bedroomed modern terraced property is to be sold with no chain. There is gas central heating with a newly installed boiler and uPVC double glazing. Representing ideal first time buyer/family accommodation incorporating porch entrance, entrance hall, bay windowed lounge/dining room, kitchen with hob and oven, two first floor bedrooms and bathroom with shower, second floor master bedroom, en-suite shower room and fourth bedroom. There are well maintained gardens to the rear and a concrete sectional garage. The property is well served within a few minutes walk of Alvis Retail Park and Morrisons Superstore as well as bus services to the City Centre.



Offers in Excess of £258,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Modern terraced property
- Pleasant residential location
- Gas central heating and uPVC double glazing
- Lounge/dining room and kitchen with oven and hob
- Ground floor cloakroom, family bathroom and master en-suite
- Four bedrooms
- Garage, off road parking and well maintained gardens
- To be sold with no chain



ROOM DESCRIPTIONS

Ground Floor

Canopy Porch Entrance

Leading to the sealed unit double glazed entrance door leading to:

Entrance Hall

With staircase to the first floor.

Ground Floor Cloakroom

With WC and hand wash basin.

Bay Windowed Lounge/Dining Room

2.74m x 5.18m into the bay (9' 0" x 17' 0")
With uPVC double glazed doors leading out to the rear garden.

Kitchen

2.41m x 2.84m (7' 11" x 9' 4")
With a range of oak fronted base and wall cupboard incorporating stainless steel four ring gas hob with stainless steel splashback, extractor hood above and electric oven beneath, space for washing machine, space for fridge freezer and wall mounted Ideal gas fired central heating boiler.

First Floor

First Floor Landing

With staircase to the second floor and built in airing cupboard.

Bedroom Four

2.71m x 2.48m (8' 11" x 8' 2")

Bedroom Three

2.70m x 2.70m (8' 10" x 8' 10")

Fully Tiled Bathroom

1.67m x 1.96m (5' 6" x 6' 5")
With traditional white three piece suite together with chrome shower unit with clear screen.

Second Floor

Second Floor Landing

Master Bedroom

3.72m x 4.04m (12' 2" x 13' 3")
With built in wardrobe cupboards.

En-Suite Shower Room

1.545m x 1.92m (5' 1" x 6' 4")
With corner shower cubicle with chrome shower unit, pedestal wash hand basin and low level WC.

Bedroom Two

3.69m x 2.77m (12' 1" x 9' 1")

Outside

To the Front

There is excellent access directly off Lowfield Road with garage and additional car parking bay and open plan foregarden.

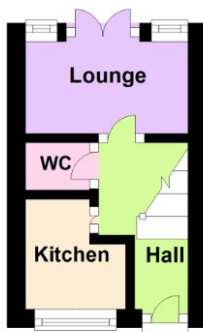
To the Rear

There is a fully fenced rear garden laid to lawn.

FLOORPLAN

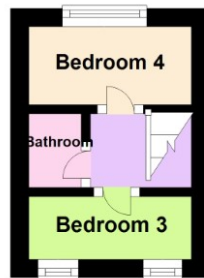
Ground Floor

Approx. 5.2 sq. metres (55.7 sq. feet)



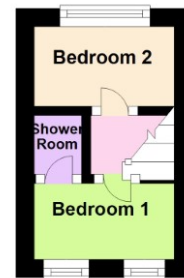
First Floor

Approx. 4.5 sq. metres (48.4 sq. feet)



Second Floor

Approx. 3.9 sq. metres (41.7 sq. feet)



Total area: approx. 13.5 sq. metres (145.8 sq. feet)