

Momus Boulevard, Binley, Coventry, CV2 5NB



GUILD HOUSE
Estate Agents





Guild House estate agents are delighted to offer for sale this extended and deceptively spacious mid terraced property located on the popular Momus Boulevard in the sought after area of Binley in Coventry. Situated within 10 minutes of University Hospital and in close proximity of some excellent local amenities including shops and good schooling. Access to major road networks and motorway links are just a short drive away as well as being a short driving distance into the city centre.

This well proportioned property has been beautifully maintained and updated. Presented in excellent condition throughout the ground floor comprises: entrance hallway, spacious lounge with feature bay window and fireplace with multi fuel stove, a fabulous refitted kitchen diner with French doors onto the garden and velux skylight windows. The kitchen has been refitted with a comprehensive range of cream 'shaker' style units incorporating integrated appliances to include dishwasher, two built in ovens, gas hob and chimney extractor. Completing the ground floor is a handy utility/w.c.

To the first floor there two generously proportioned double bedrooms both benefiting from built in wardrobes. A good sized third bedroom and family bathroom. Stairs lead up to a fully useable loft room with velux window, this is currently used as a 4th bedroom. The property further benefits from gas central heating and upvc double glazing throughout.

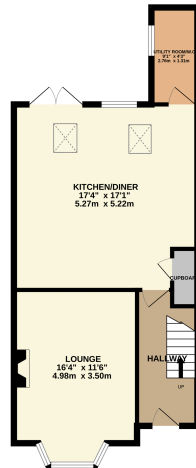
Externally the rear garden is fully enclosed by timber fencing. Mainly laid to lawn with planted borders and paved patio. At the end of the garden is a fantastic double garage which can be accessed via a service lane. To the front of the property there is a block paved driveway providing off road parking for two vehicles. This property absolutely must be viewed!



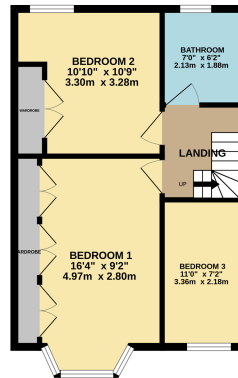
- MATURE MID TERRACE
- BINLEY
- FULLY USEABLE LOFT ROOM
- THREE GOOD SIZED BEDROOMS
- EXTENDED & REFITTED KITCHEN/DINER
- FAMILY BATHROOM
- UTILITY AND GROUND FLOOR W.C
- SPACIOUS LOUNGE WITH BAY WINDOW
- FRONT DRIVEWAY AND REAR DOUBLE GARAGE
- SOUGHT AFTER LOCATION
- CLOSE TO EXCELLENT AMENITIES AND SCHOOLING
- EPC TBC



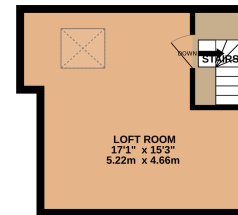
GROUND FLOOR
577 sq ft (53.6 sq m) approx.



1ST FLOOR
444 sq ft (41.3 sq m) approx.



2ND FLOOR
247 sq ft (22.8 sq m) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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