



20 Joseph Creighton Close, Binley, Coventry, West Midlands. CV3 2QE

Situated in a pleasant cul-de-sac setting with an open green to the side, this well presented three bedroomed link detached house represents well planned accommodation having gas central heating and uPVC double glazing and warrants an internal inspection to fully appreciate the space and presentation. The property enjoys a spacious open plan lounge/dining room, fitted kitchen, three good sized bedrooms and a fully tiled bathroom with shower. Being well served and within walking distance of Ernsford Grange schools, shops and busy services as well as being within easy access of Coventry City Centre.



£285,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Attractively presented modern three bedroomed link detached house
- Pleasant cul-de-sac setting
- Gas central heating and uPVC double glazing
- Spacious open plan lounge/dining room
- Fitted kitchen with hob and oven
- Three well proportioned bedrooms
- Fully tiled bathroom with shower
- Direct access to brick built garage



ROOM DESCRIPTIONS

Porch Entrance

uPVC double glazed entrance door leads to the porch entrance.

Entrance Hall

1.5m x 2.0m (4' 11" x 6' 7")

Cloakroom

1.4m x 1.5m (4' 7" x 4' 11")

Through Lounge/Dining Room

Lounge Area

4.2m x 4.6m (13' 9" x 15' 1")

Dining Area

2.9m x 2.7m (9' 6" x 8' 10")

With uPVC double glazed patio doors leading to the rear garden.

Fully Tiled Kitchen

2.8m x 2.7m (9' 2" x 8' 10")

With electric hob, extractor hood and electric oven beneath and side hardwood door leading to the garage.

Boiler Room

1.6m x 1.2m (5' 3" x 3' 11")

Housing the wall mounted Baxi gas fired central heating boiler (installed April 2022)

First Floor Landing

2.4m x 2.6m (7' 10" x 8' 6")

With built in airing cupboard with shelving.

Bedroom One

3.6m x 3.0m (11' 10" x 9' 10")

Bedroom Two

2.8m x 3.1m (9' 2" x 10' 2")

Bedroom Three

2.6m x 2.5m (8' 6" x 8' 2")

With built in cupboard over the stair recess.

Fully Tiled Bathroom

1.7m x 2.4m (5' 7" x 7' 10")

Having white three piece suite and shower attachment.

Outside

The property is accessed via a block paved driveway leading to the garage.

Brick Built Garage

5.6m x 2.3m (18' 4" x 7' 7")

With up and over door, power and lighting and uPVC door to the rear garden.

Lawned Foregarden

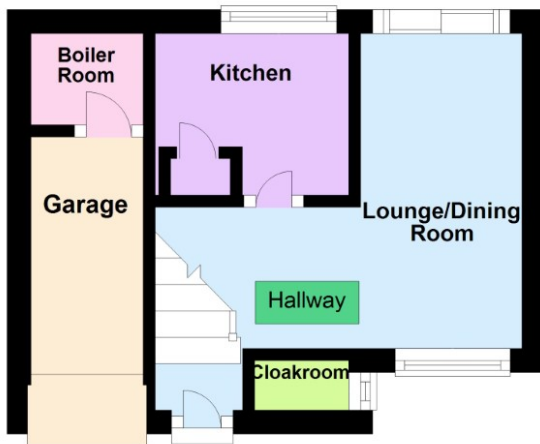
With privet hedge.

Fully Fenced Rear Garden

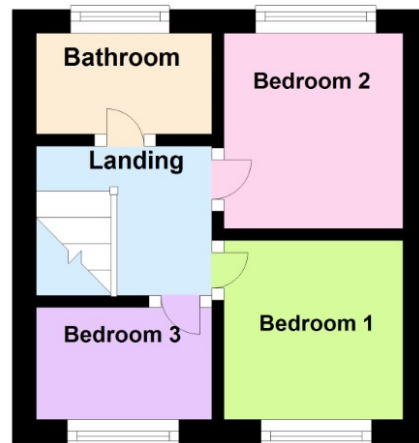
With block paved terraced and being laid to lawn, brick barbeque, timber garden shed and outside tap.

FLOORPLAN & EPC

Ground Floor



First Floor



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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