



## 20 Conifer Paddock, Binley, Coventry, West Midlands. CV3 2RE

Occupying a prominent corner position in a pleasant cul-de-sac setting, this well appointed modern three bedroomed end of terrace house is to be sold with no chain. There is gas central heating together with uPVC double glazing and is of a deceptively spacious and well planned design which must be viewed internally to fully appreciate the wealth of space. The accommodation incorporates hall, ground floor cloakroom, through lounge/dining room, kitchen, first floor landing, three well proportioned bedrooms (two with built in wardrobes) and fully tiled bathroom with shower. There is direct access to a brick built integral garage and lawned gardens to the front, side and rear. The property is well served within a few minutes of Binley Road, local schools and bus services into the city centre as well as the A46.



£247,500 Freehold

## PROPERTY DESCRIPTION

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## FEATURES

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- Well appointed modern corner end of terraced property
- Gas central heating and double glazing
- Spacious family accommodation
- Through lounge/dining room
- Good sized kitchen and ground floor cloakroom
- Three good bedrooms (two with built in wardrobes)
- Fully tiled bathroom with shower
- Direct access to brick built garage
- Gardens to three sides
- Vacant possession with no chain



## ROOM DESCRIPTIONS

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### Entrance Hall

1.18m x 1.21m (3' 10" x 4' 0")

### Ground Floor Cloakroom

0.94m x 1.52m (3' 1" x 5' 0")

### Through Lounge/Dining Room

3.22m x 7.27m (10' 7" x 23' 10")

With dogleg staircase to the first floor.

### Fully Tiled Kitchen

2.96m x 3.45m (9' 9" x 11' 4")

With a range of base and wall cupboards, slot in four ring gas cooker, built in fridge freezer, washing machine and tumble dryer and uPVC double glazed door leading out to the rear garden.

### First Floor Landing

3.86m x 1.76m (12' 8" x 5' 9")

### Bedroom One

2.97m x 3.50m (9' 9" x 11' 6")

With full length built in wardrobes and drawers.

### Bedroom Two

2.51m x 3.53m (8' 3" x 11' 7")

With built in wardrobe cupboards.

### Bedroom Three

2.53m x 3.68m (8' 4" x 12' 1")

### Fully Tiled Bathroom

2.97m x 1.81m (9' 9" x 5' 11")

With shower unit with open screen and built in airing cupboard housing the wall mounted Vaillant gas fired central heating boiler.

### Outside

There is direct access via a brick block paved driveway leading to the garage, open plan lawned foregarden continuing to the side, fully fenced rear garden laid to lawn with paved terrace.

### Integral Brick Built Garage

With up and over door.

### IMPORTANT AGENT'S NOTE

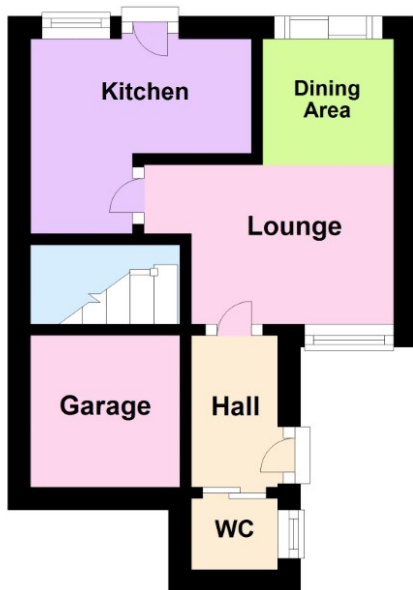
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# FLOORPLAN

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## Ground Floor

Approx. 11.0 sq. metres (118.9 sq. feet)



## First Floor

Approx. 9.1 sq. metres (97.5 sq. feet)



Total area: approx. 20.1 sq. metres (216.4 sq. feet)