



Oxendon Way, Binley, Coventry

Offers Over £235,000

- Spacious Three Bedroom Terraced House
- Through Lounge & Dining Room
- Extended Breakfast Kitchen
- Refitted Shower Room
- Driveway Parking
- Large Porch & Reception Hall
- Energy Rating C- 73
- Three Bedrooms
- Low Maintenance Paved Rear Garden & Twin Garages
- Coventry City Council Tax Band B

Oxendon Way, Coventry CV3 2GS

A spacious three bedroom terraced property located close to local schools and conveniently located for the A45 and University Hospital. The accommodation with full gas fired central heating and double glazing requires internal inspection to appreciate the space on offer. Enclosed spacious porch, reception hallway, through lounge/dining room and breakfast kitchen. To the first floor are three bedrooms and a shower room. Outside a paved rear garden with access to twin garages and to the front a block paved pathway with parking for two cars. Viewing is highly recommended.



Council Tax Band: B



Approach

Over a block paved driveway to an

Enclosed Porch

Spacious porch with composite front door with matching full height frosted double glazed windows either side, wood laminate flooring, radiator, panelled and glazed door into the

Reception Hall

With wood laminate flooring, radiator and cover, ceiling light, coving, useful under stairs storage cupboard, door to

Lounge Area

16'8" x 11'1"

With wood laminate flooring, double glazed windows with fitted shutters, feature living flame effect electric fire with marble composite inset surround and hearth, t.v point, arch to the

Dining Area

9'1" x 9'1"

With wood laminate flooring, ceiling, radiator, double glazed french doors onto the patio.

Kitchen

21'3" x 8'6"

Comprehensively refitted with a range of matching white high gloss fronted base and wall units with marble effect rounded edge work surfaces with matching up-stands, single drainer black granite composite sink with chrome retractable mixer tap, integrated appliances to include a Stoves double electric fan assisted oven and grill with four ring stainless steel gas hob with illuminated extractor hood above, with black glass splash back, space and plumbing for washing machine, space for American style fridge freezer, two stool breakfast bar, double glazed window to rear, t.v point, alarm control pad, double glazed french doors onto the patio, ceramic tiling to floor.

First Floor Landing

With matching banister rail and spindles, ceiling light, access to insulated and part boarded loft space with retractable ladder, airing cupboard housing the

Worcester Bosch combination boiler servicing the hot water and central heating vented through the loft.

Double Bedroom One

13'11" x 8'10"

With double glazed window to front with fitted shutter, matching wardrobes to one complete wall with sliding part mirrored doors with hanging and shelving, ceiling downlighters, radiator.

Double Bedroom Two

12'4" x 9'1"

With double glazed window to rear with fitted shutter, radiator, coving, ceiling light, built in wardrobe with hanging rail and shelf over.

Bedroom Three

10'9" x 6'4"

With double glazed window to front with fitted shutter, radiator, built-in over bulk head storage cupboard.

Shower Room

With a refitted three piece white suite with low level encased w.c, vanity wash hand basin with cupboard below and central mixer tap, large walk in corner shower enclosure with mains fed shower with chrome fittings, porcelain tiles to walls and contrasting black tiles to floor, two opaque double glazed windows to rear ,ceiling light.

Rear Garden

Laid to low maintenance paving, fully enclosed by perimeter fencing with outside courtesy lighting and power points, double upvc door to the

Twin Garage/Store

Two single garages next to each other with power and light connected with dividing wall, single metal up and over door to front with additional pedestrian door access onto Warmington Road.

Front

To the front of the property there is a block paved and brick edged driveway with parking for two cars.

Tenure

The property is freehold.

Services

All mains services are connected

Mobile Coverage

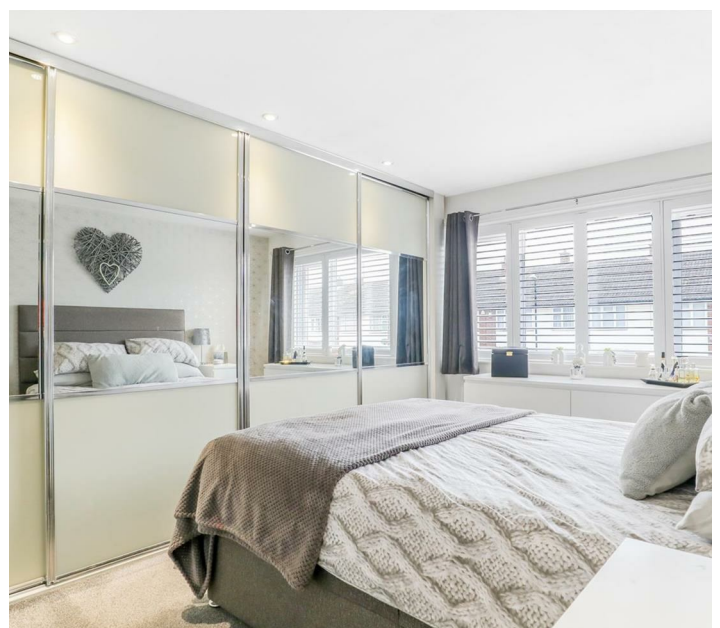
EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

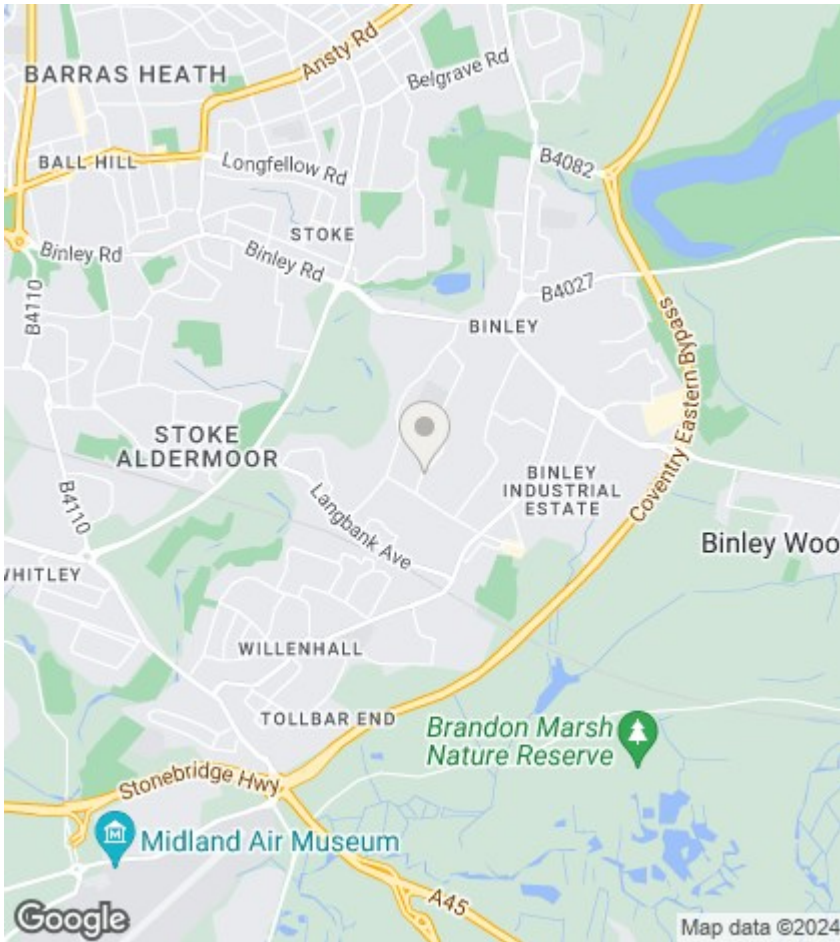
BT
Sky
Virgin

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







Viewings

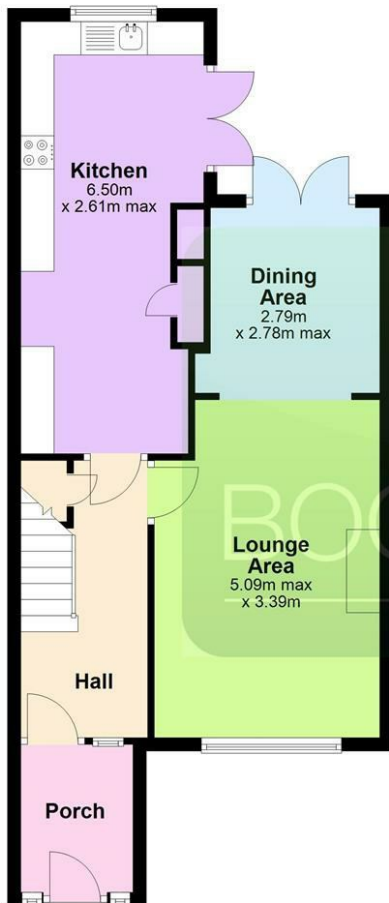
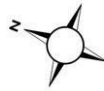
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 53.9 sq. metres



First Floor

Approx. 43.2 sq. metres



Total area: approx. 97.1 sq. metres