



## 103 Binley Road, Coventry

Offers in Region of **£300,000**



## 103 Binley Road

Coventry, Coventry

Double bay-fronted Edwardian terrace property - Character Features - Rear reception room with Log Burner - Modern Kitchen - Separate Outbuilding - Generous Rear Garden - Large Double Garage  
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Double bay-fronted Edwardian three-bedroom mid-terrace property
- Character features throughout the property
- Spacious front reception room with bay window and feature fireplace
- Second rear reception room with wood flooring, wall panelling and log burner
- Generously sized, modern kitchen with sleek units, wooden worktops and tiled flooring
- Fully tiled family bathroom with bath
- Separate outbuilding suitable for home office, studio or storage
- Generous rear garden ideal for entertaining and family use











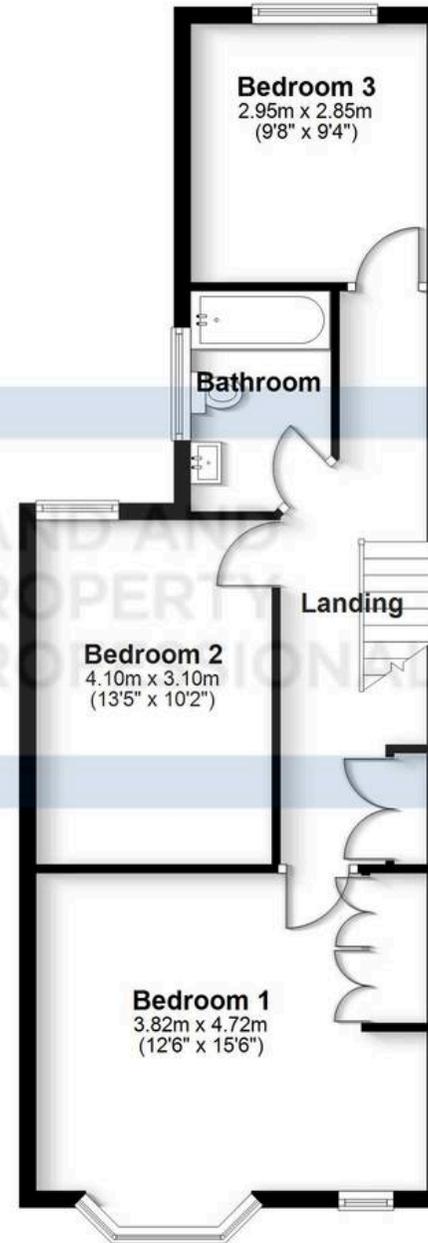
## Ground Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



## First Floor

Approx. 55.8 sq. metres (600.1 sq. feet)



Total area: approx. 111.1 sq. metres (1195.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



## Sheldon Bosley Knight Coventry

Sheldon Bosley Knight, 29 Warwick Row, Coventry - CV1 1DY

02476258421 · [coventrysales@sheldonbosleyknight.co.uk](mailto:coventrysales@sheldonbosleyknight.co.uk) · [www.sheldonbosleyknight.co.uk/](http://www.sheldonbosleyknight.co.uk/)

### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.