



Photography by

Coopers

**24 Deerdale Way,
Binley, COVENTRY**



24 Deerdale Way

Binley, COVENTRY, CV3 2EQ

A detached family home in a popular and attractive location. Gas combi central heating, double glazing and a detached garage. This property must be viewed.



Offered for sale without any upward chain, this would be a perfect house for a family home or a rental investment. The accommodation includes a hall, downstairs cloakroom, lounge leading through to the dining room and kitchen with many integrated appliances. On the first floor there are three bedrooms and white bathroom with shower. Outside there are attractive gardens to the front and rear and the house is fronting a pedestrian walkway. There is also a detached garage.

- A realistically priced modern detached house in an attractive location
 - Gas combi heating
 - Hall with cloakroom, lounge and dining room
 - Fitted kitchen with a number of integrated appliances
 - Three bedrooms and white bathroom with shower
 - Attractive front and rear gardens, fronting onto pedestrian walkway.
- Garage in block at rear

Guide Price

£210,000



Lounge



Dining Room



Kitchen



Bathroom



Bedroom Three (front)



Bedroom One (front)



Bedroom Two (rear)



Rear Garden



Rear Elevation

Tenure
We are verbally told that this property is Freehold. This will be checked through Solicitors.

Fittings & Fixtures
Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

Council tax
According to valuation Office Website enquiries this property is in Band C

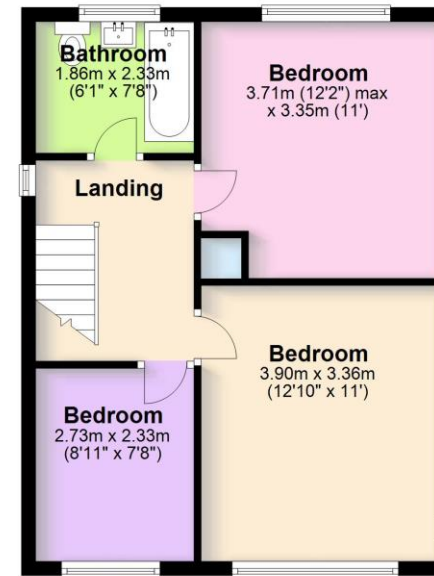
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
101-120 A		
81-100 B		
61-80 C		
41-60 D		
21-40 E		
1-20 F		
Not energy efficient - higher running costs		
Scotland		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
101-120 A		
81-100 B		
61-80 C		
41-60 D		
21-40 E		
1-20 F		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		

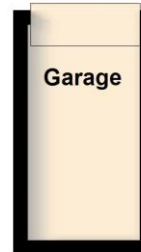
Ground Floor



First Floor



Garage in separate block



This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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