



TAILOR MADE

SALES & LETTINGS



Binley Avenue

Binley, Coventry, CV3 2EE

Asking Price £199,950



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Tailor Made Sales & Lettings are pleased to offer for sale this traditional three-bedroom end-of-terrace property, occupying a wider-than-average plot with a generous rear garden, side driveway and detached garage. Offering considerable potential for modernisation and extension, subject to the necessary planning permissions, this is an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements.

The property offers well-proportioned accommodation throughout, with two separate reception rooms providing flexible living and dining space, alongside a kitchen and ground-floor bathroom facilities.

To the first floor are three bedrooms, including a spacious principal bedroom with window overlooking the rear garden. There is also a large WC with wash hand basin which, once renovated has plenty of room for a shower enclosure. The accommodation offers a fantastic blank canvas for purchasers wishing to undertake a programme of refurbishment and add their own personal stamp.

One of the property's standout features is its generous plot. The wider-than-average frontage provides a driveway to the side of the house, leading towards a detached garage, while the substantial rear garden is predominantly laid to lawn with established planting, patio areas and a greenhouse.

The additional space surrounding the property presents exciting possibilities for extending the existing accommodation, subject to the relevant consents, making it particularly appealing to those

seeking a home with longer-term potential.

Whilst the property would benefit from modernisation, it offers an excellent opportunity to transform a traditional family home in an established residential location.

Offered for sale with NO ONWARD CHAIN, early viewing is highly recommended to appreciate the plot size, accommodation and potential on offer.

Local amenities include a good selection of primary and secondary schooling options, wide range of local amenities, shops and medical practices. The property is well situated for both public transport and easy access to the bypass and motorway networks, nearby Binley Business Park, Ansty Business Park, Jaguar Land Rover Whitley and UHCW.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone

number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

Please note we have not tested the services, or any of the equipment or appliances in this property,

accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



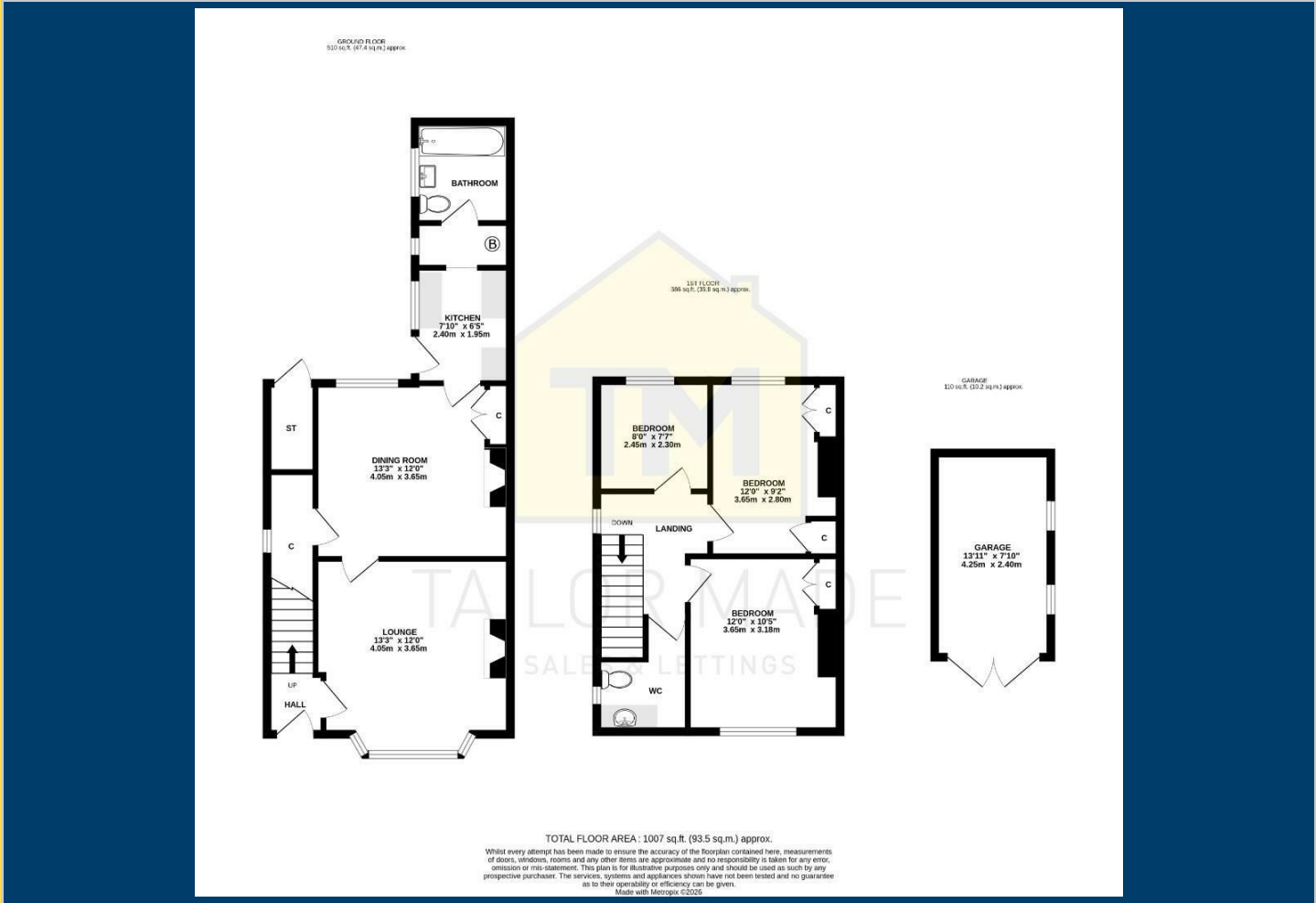
Hybrid Map



Terrain Map



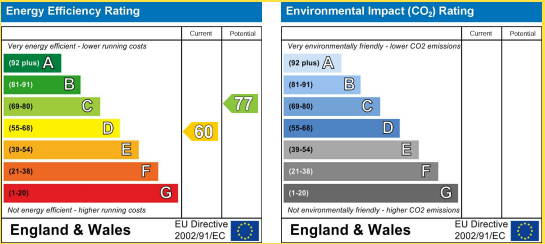
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.