


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

BINLEY ROAD,
BINLEY, COVENTRY, CV3 1HB

OFFERS OVER
£275,000

BINLEY ROAD



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Situated on the popular Binley Road in Coventry, this attractive three bedroom semi detached property offers a fantastic opportunity for buyers looking for a spacious home with excellent potential. The property occupies a good size plot and offers scope for further extension, subject to the necessary planning permissions, while already providing generous living accommodation including a large living room, separate dining room and separate kitchen. The property also benefits from lovely high ceilings, creating a wonderful sense of space and character throughout.

Upon entering the property, you are welcomed into the entrance hall, which provides access to the main living accommodation and stairs rising to the first floor. The lovely high ceilings are a particular feature of the property and immediately create a bright and spacious feeling throughout the home.

The generous living room provides an excellent space for relaxing and entertaining, with plenty of room for a range of furniture. The separate dining room offers further valuable living space and is ideal for family meals, entertaining guests or simply enjoying a more formal dining area away from the main living room.

The separate kitchen provides a practical space with excellent potential for modernisation and personalisation. The current layout also offers the new owner the opportunity to consider creating a larger or reconfigured kitchen in the future, subject to any necessary permissions.

To the first floor are three good size bedrooms, providing comfortable accommodation for families, couples or buyers requiring additional space for children, guests or a home office. The bedrooms are complemented by a spacious family bathroom, providing plenty of room for the needs of a growing household.

A major selling point of this property is the good size plot. There is excellent potential for a future extension, subject to planning permission and the necessary building regulations. This provides an exciting opportunity for a purchaser to further enhance the property and potentially create additional living accommodation as their needs change.

The property is ideally positioned along Binley Road, providing convenient access to a wide selection of local amenities. There are numerous shops, convenience stores, supermarkets, cafés, restaurants and takeaways within the surrounding area, making everyday shopping and essentials readily accessible. Larger shopping facilities can also be found within a short drive, while Coventry city centre provides an extensive choice of retail, dining, leisure and entertainment options.

Families will also benefit from a good selection of schools in the surrounding area, with a range of primary and secondary schools available within convenient reach. Local educational facilities include Stoke Primary School, Sacred Heart Catholic Primary School, Sowe Valley Primary School and Ernesford Grange Community Academy. School catchment areas and admission arrangements should always be confirmed directly with the relevant school and Coventry City Council.

There are excellent transport connections from Binley Road, with regular bus services providing



convenient access towards Coventry city centre and surrounding areas. The property is also well positioned for access to the A45 and A46, providing routes towards Warwickshire, Birmingham and the wider motorway network. Coventry railway station is accessible from the property and provides regular rail services to Birmingham, London and other major destinations.

The surrounding area also offers a range of recreational facilities, parks and open spaces, providing plenty of opportunities for outdoor activities. The convenient location makes this property particularly appealing to families, first time buyers and purchasers looking for a home with scope to add value in the future.

Overall, this is a well proportioned three bedroom semi detached property occupying a good size plot and offering excellent potential. The combination of generous living accommodation, separate living and dining rooms, a separate kitchen, three bedrooms, a spacious family bathroom and lovely high ceilings makes this an appealing home, while the potential to extend provides an exciting opportunity for the next owner.

Early viewing is highly recommended to appreciate the space, location and future potential this property has to offer.

Living Room 12'0" x 12'0"

Dining Room 11'0" x 12'0"

Kitchen 6'11" x 11'3"

Bedroom One 12'2" x 12'0"

Bedroom Two 10'8" x 11'10"

Bedroom Three 7'4" x 8'9"

Bathroom 9'0" x 7'8"







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	86
England & Wales		EU Directive 2002/91/EC

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