 3  
Bedrooms

 2  
Bathrooms



**\*\*NEW ROOF\*\***A well presented three bedroom detached family home located in the popular area of Binley providing easy access to Binley Business Park, Warwickshire shopping park, Coventry Eastern bypass/M69, A45, M6 and A444.

Briefly comprising of entrance hallway with storage cupboard housing the meters, downstairs toilet, lounge/diner with gas fire place and sliding patio doors to the rear garden, fitted 'L' Shape kitchen with breakfast table, oven, gas hob and space for appliances. To the first floor is a spacious landing providing loft access (part board and with pull down ladder), fully tiled bathroom with a electric shower only, three generous bedrooms with the rear double benefitting from built in wardrobes. Outside is gardens to front and rear and the added benefit of a single garage. Other features include double glazing and gas central heating throughout.

Please see our virtual 360 viewing prior to arranging an inspection.

Good to know:  
EPC Rating - C

Total floor area - 99 sq meters / 1065 sq foot

Council tax band - C = £1845pa = £154per month

If rented you would expect to achieve £1,100 pcm  
The vendors are actively searching for a property.

Loft - accessed via the landing - with pull down ladder, a light and part boarded.  
Water meter located in the street

Boiler - Ftted 2014. Last serviced Feb 2023.

Roof - 2019 - removed/refit any broken tiles, new felt - 10 year guarantee.

Garage - the second in from the left.

Property age - built 1965

Measurements:  
Lounge/Diner -11.84ft x 24.70ft  
downstairs toilet - 5.80 x 2.23ft

L shape - Kitchen - 14.25ft (max) x 15.00ft (max)


Bedroom 1 - 12.39ft x 10.65ft

**Bedroom 2 - 10.42ft x 11.80ft - boiler location - Vaillant**

**Bedroom 3 - 7.14ft x 8.85ft**

**Bathroom - 6.88 x 5.58ft**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: 7 Inca Close, Binley, COVENTRY, West Midlands, CV3 2

