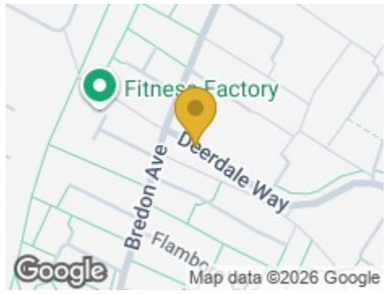
## Road Map



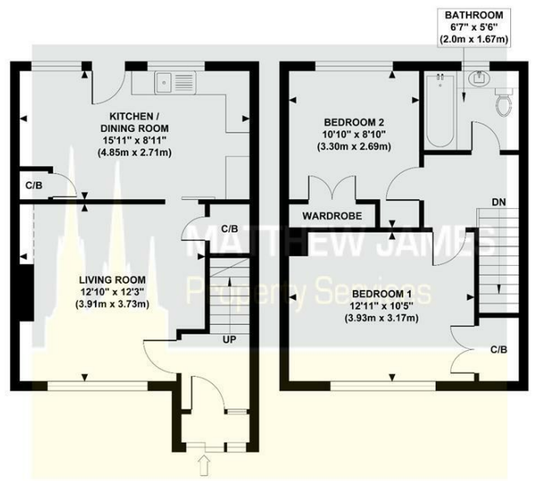

## Hybrid Map




## Terrain Map



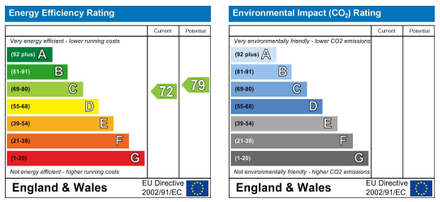

## Floor Plan




## Viewing

Please contact us on 02477 170170 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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

MATTHEW JAMES
Property Services

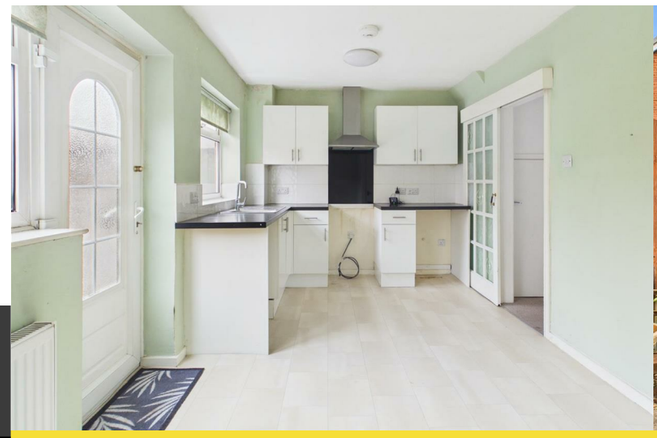


# 48 Deerdale Way

Binley, Coventry CV3 2EQ

## Offers Over £190,000

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# 48 Deerdale Way

Binley, Coventry CV3 2EQ

## Offers Over £190,000





**Front Garden**
Laid mainly to lawn with planted beds and paved pathway that leads to the:

**Storm Porch**
Having sliding doors and being of brick built design with a further timber door that leads into the:

**Entrance Hallway**
Having stairs off to the first floor and door leading into the:

**Living Room**
12'10 x 12'3
Having a PVCu double glazed window to the front elevation, fireplace with hearth, mantle and surround, under stairs storage cupboard and door that leads to the:

**Kitchen Dining Room**
15'11 x 8'11
Having two PVCu double glazed windows to the rear elevation, double obscure glazed feature door that leads to the rear garden, built-in pantry cupboard, a rnage of wall, base and drawer units with roll top work surface over, space for a cooker, space and plumbing for a washing machine, ample space for a dining table and seating and tiling to all splash prone areas.

**First Floor Landing**
Having balustrade, access to the loft area and doors leading off to:

**Bedroom One**
12'11 x 10'5
Having a PVCu double glazed window to the front elevation and built-in storage cupboard to the one wall.

**Bedroom Two**
10'10 x 8'10
Having a PVCu double glazed window to the rear elevation and built-in storage cupboard to the one wall.

**Family Bathroom**
6'7 x 5'6
Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, vanity style wash hand basin with storage beneath and built-in WC. There is also tiling to all four walls.

**Rear Garden**
Having a paved patio area, fenced perimeter with planted beds, mainly laid to lawn and paved pathway leads to a rear pedestrian gate that leads to the side elevation and the

**Garage En-bloc**
(Not Measured) Having up and over door.

