HR ESTATE AGENTS

3 Bedrooms

House - Detached

£470,000

Located in

Coventry



# Boscage Road

Coventry | | CV3 2WJ



Wow… Check Out The Video Tour…. Where do we even start with this one?! Emma Sheridan is super excited to bring to market this incredibly rare and seriously stunning three-bedroom detached home, right in the heart of sought-after Binley Woods. Built in 2022, this is a modern home with a very big personality! Sitting proudly on a wonderfully generous plot, it offers so much more than you might expect, with plenty of off-road parking, a detached garage, EV charging point and an incredible garden that really has to be seen to be appreciated.

# Boscage Road

## £470,000 Freehold





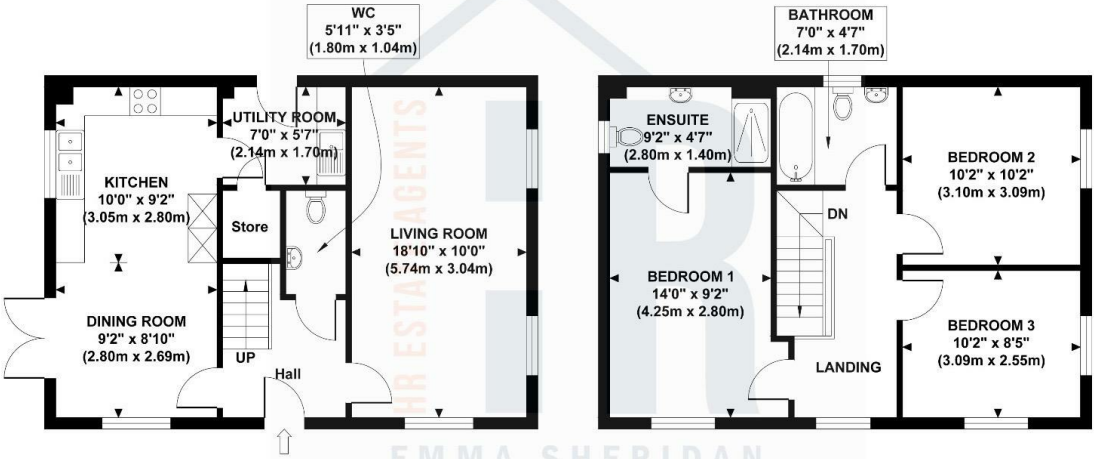




- Rare Three-Bedroom Detached Home In Sought-After Binley Woods
- Built In 2022 And Set On A Generous Private Plot
- Three Double Bedrooms, Master Ensuite And Fitted Wardrobes
- Summer House, Built-In BBQ And Lawn Area
- Plenty Of Parking, Detached Garage And EV Charging Point
- Lounge, Modern Kitchen, Utility Room And Downstairs WC
- Stunning Private Garden With Covered Patio, Jacuzzi And Outdoor Shower
- Solar Panels, EPC A and Great Local Amenities And Road Links

# BOSCAGE ROAD

Approximate Gross Internal Area 1012 sq ft / 94.0 sq m




**GROUND FLOOR**
**GROSS INTERNAL**
**FLOOR AREA 506 SQ FT**

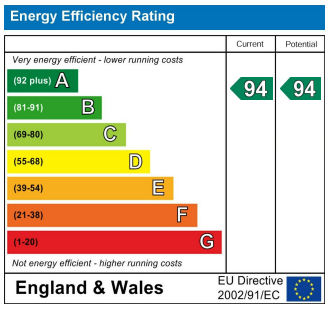
**FIRST FLOOR**
**GROSS INTERNAL**
**FLOOR AREA 506 SQ FT**

Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Council Tax Band D

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.




Number Three Siskin Drive
Coventry
CV3 4FJ

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