



A four-bedroom detached property  
in fantastic prominent corner position

**Coopers**

2 Grimston Close, Binley, Coventry



## 2 Grimston Close, Binley Coventry, CV3 2XH

This executive, detached family home benefits from a prominent corner position in the much sought after location of Binley. With four bedrooms, master with en-suite, this large plot incorporates a good sized rear garden, which is very private.

The current owner has improved the house throughout. The front reception room is a large family space and there is a separate dining room to the rear via double internal doors. The kitchen has a range of white units with wooden coloured work surfaces, and a separate utility room with direct access to the garden. There is also a downstairs toilet. Upstairs are four bedrooms, all of a good size, and the master has an en-suite shower room. The main family bathroom has a bath with shower plus a WC and basin. Outside to the front is a large driveway, suitable for multiple cars in front of the garage. To the rear is an enclosed garden, mostly lawn with a patio area and decking area to the rear. The garage has an electric door, power and lighting.



## Overview

- Four bedroom detached home
- Prominent corner plot
- Two separate reception rooms
- Kitchen with separate utility area
- Master bedroom with en-suite shower room
- Very good sized rear garden
- Integrated garage with electric door, power and lighting
- Downstairs WC

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## ENTRANCE HALL

The pleasant entrance hall has laminate flooring and provides access to the WC, kitchen, living room, dining room and garage.

## CLOAKROOM

The WC has a side window, low level WC and basin.

## LIVING ROOM

The lounge is a very good size, with a large window to the front allowing plenty of light in. There is a feature fireplace and double doors that lead through to the dining room.

## DINING ROOM

The laminate flooring continues through to the dining room and French doors to the garden.



## KITCHEN

The spacious kitchen has a good number of base and wall units in white, with plenty of worktop space over. There is an integrated gas hob and electric oven and space for a dishwasher and fridge/freezer.

## UTILITY ROOM

The separate utility area has a worktop with an



integrated stainless steel sink, with cupboards both under and over. There is space for two utility appliances and a door to the garden.

### **LANDING**

The landing area is spacious and bright due to a large double glazed window.

### **MASTER BEDROOM**

The master bedroom at the front of the house has three large arched windows offering plenty of light and architectural interest. There is ample storage in the fitted wardrobe and a door leading through to the en-suite.



### **EN-SUITE SHOWER ROOM**

The fully tiled en-suite shower room has a generous walk-in shower cubicle, sink with large storage unit and toilet.

### **BEDROOM TWO**

This double room overlooks the rear garden and has a very useful fitted wardrobe.



### **BEDROOM THREE**

The third bedroom is still of a very good size and includes a fitted wardrobe with views over the rear garden.

### **BEDROOM FOUR**

Bedroom four overlooks the rear garden.

### **FAMILY BATHROOM**

The family bathroom is fully tiled and includes

a large bathtub with a shower over, WC and basin.

### **FRONT GARDEN**

The front garden also wraps around to the right hand side of the house with lawns and a tarmac driveway with space for multiple vehicles.

## REAR GARDEN

The rear garden is private with very few overlooking windows from neighbouring properties. A stone bedding area leads down to the well kept lawn area and then a wooden deck beyond.

## GARAGE

The garage has an electric garage door with additional power and lighting.

Council Tax band: E

Local authority: Coventry City Council

Services: Mains water, electricity, gas and drainage

Tenure: Freehold

**Fixtures and fittings:** Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings, are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

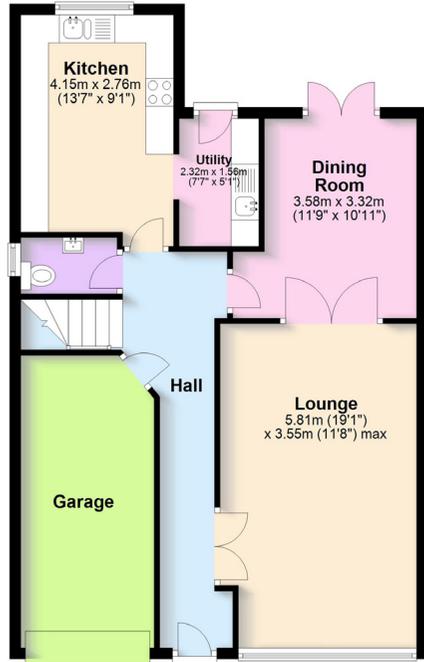
**Viewings:** By appointment with Coopers. Prior to making an appointment to view, Coopers strongly recommends that you discuss any particular points which are likely to affect your interest in the property with a member of Coopers' staff who have detailed knowledge of the property.



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# Floorplan & EPC



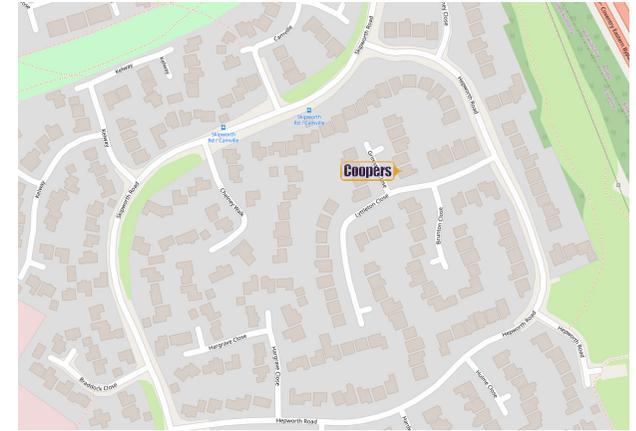
## GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		78
(39-54)	<b>E</b>	65	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 1ST FLOOR

# Location



Grimston Close is off Lyttleton Close, which is off Hepworth Road in the Binley area of Coventry.

Coventry city centre	4.3 miles
Coventry Rail Station (Virgin trains to London Euston from 61 minutes)	4.9 miles
Leamington Spa	12 miles
Birmingham International Airport	17 miles
Rugby	10 miles
Stratford-upon-Avon	21 miles



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