



A three-bedroom detached property
in an enviable location

Coopers

24 Kelway, Binley, Coventry



24 Kelway, Binley Coventry, CV3 2XP

This three bedroom detached family home is located in an enviable, quiet and secluded spot within this popular residential development. It is close to a raft of local amenities including supermarkets, shops and the motorway network. Recent upgrades to the house include new windows, central heating, gutters and soffits.

On the ground floor there is a good sized living room that leads directly through into the dining room and conservatory. The well-fitted kitchen looks out onto the garden and leads through to a separate utility area. The garage has been converted to include a very useful study or play room and there is also a downstairs WC. On the first floor there are three bedrooms, one with en-suite, and a family bathroom. Outside there is a lovely lawned garden with a decking area and a large shed.



Overview

- Three bedroom detached family home
- Envidable position in a secluded and quiet spot
- Garage converted to study or bedroom
- Two reception rooms and conservatory
- Good sized garden
- Separate utility room
- Downstairs WC
- Close to local amenities and the motorway network

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GROUND FLOOR

ENTRANCE HALL

The entrance hall has direct access to the WC, lounge, study and kitchen.

LOUNGE

The good sized lounge has a box window and doors leading through to the dining area.

DINING ROOM

Accessed via the lounge, the dining room is to the rear of the house and leads through to a conservatory

KITCHEN

The well-fitted kitchen has an integrated electric oven, gas hob and dishwasher.



UTILITY ROOM

The boiler has been fitted in the utility room. There is a worktop with a fitted sink and space for utility appliances below. There is also a door to the garden.



CONSERVATORY

The conservatory is directly off the dining room and has double glazed windows throughout as well as a door to the garden

STUDY

Converted from the garage, this study room has a door to the garden and has a range of fitted shelving and desk. This room could have a number of potential uses.

WC

This refitted WC has a corner sink



FIRST FLOOR

MASTER BEDROOM

The main bedroom to the rear of the house has a fitted cupboard and an en-suite

EN-SUITE SHOWER ROOM

The en-suite features a shower, basin and WC

BEDROOM TWO

This double room at the front of the house has fitted wardrobes

BEDROOM THREE

This single room is at the front of the house



FAMILY BATHROOM

The main family bathroom has been refitted recently and features paneled walls with a white suite of bathtub, toilet and basin.

OUTSIDE

REAR GARDEN

With driveway parking leading to the converted garage up and over door. A small area at the front of the original garage has been retained for storage space.

REAR GARDEN

The rear garden is private with a decking area leading to a lawn and a large wooden shed. There is a side gate leading to the front.

Council Tax band: DV

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.

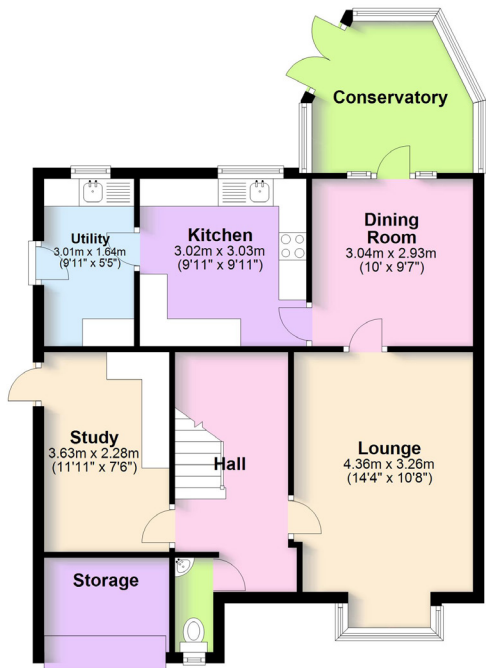
Viewings: By appointment with Coopers. Prior to making an appointment to view, Coopers strongly recommends that you discuss any particular points which are likely to affect your interest in the property with a member of Coopers' staff who have detailed knowledge of the property.



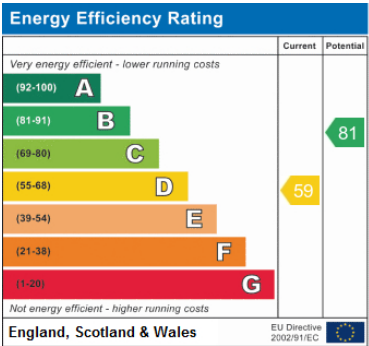
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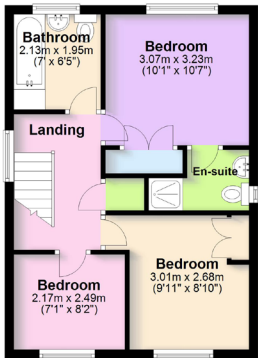
Floorplan & EPC



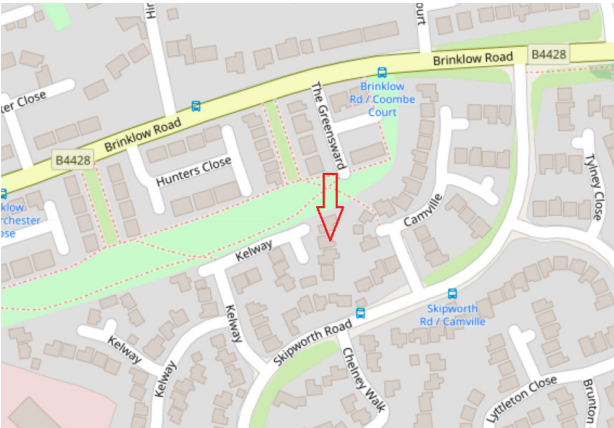
GROUND FLOOR



1ST FLOOR



Location



Kelway is located off Skipworth road, which is directly off Brinklow Road and runs through to the Warwickshire Shopping Park.

Coventry city centre	4.1 miles
Coventry Rail Station (Virgin trains to London Euston from 61 minutes)	4.2 miles
Leamington Spa	13 miles
Birmingham International Airport	17 miles
Rugby	10 miles
Stratford-upon-Avon	21 miles



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