





















29 BOSCAGE ROAD

BINLEY WOODS
COVENTRY
WARWICKSHIRE
CV3 2WJ

Guide Price £210,000 Freehold

12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern one bedroom semi detached property built by Lioncourt Homes approximately 3 years ago and has the remaining NHBC certificate. The property is located within the popular village of Binley Woods which is approximately 5 miles east of Coventry and 7 miles west of Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a comprehensive range of amenities available within the immediate area to include a local store, post office, public house and excellent pre-school nursery and primary school. Retail parks and large chain supermarkets are all within 1 mile and there are local recreational spaces including Peace Garden.

The accommodation is set over two floors and in brief, comprises of an entrance hall with a through fare to the kitchen, useful large storage cupboard and door to the ground floor cloakroom/w.c., fitted with a low level w.c. and wash hand basin. The kitchen has a built in oven with hob and extractor over, integrated fridge/freezer and washing machine and opens into the lounge/dining room where French doors give direct access into the rear garden and stairs rising to the first floor landing with useful under stairs storage space.

To the first floor, the landing has doors off to the generously sized bedroom which has built in wardrobe space and is serviced by the contemporary part tiled bathroom fitted with a three piece white suite to include a panelled bath with shower and screen over, vanity unit with wash hand basin, low level w.c., heated towel rail, extractor fan and electrical shaving point.

The property benefits from Upvc double glazing and dual control gas fired central heating to radiators, allowing for convenient and independent temperature regulation on both floors.

Externally, to the front of the property is a tarmacadam driveway providing off road parking for two vehicles, EV charging point and side pedestrian access into the rear garden. The rear garden is slabbed and of low maintenance with a decorative gravel area with timber garden shed and is enclosed by timber fencing to the boundaries.

There is an estate charge of £312.05 for 2026 covering maintenance of communal areas.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 51 m² (548 ft²).

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £895 pcm approx.
What3Words: ///cutback.pinch.messaging

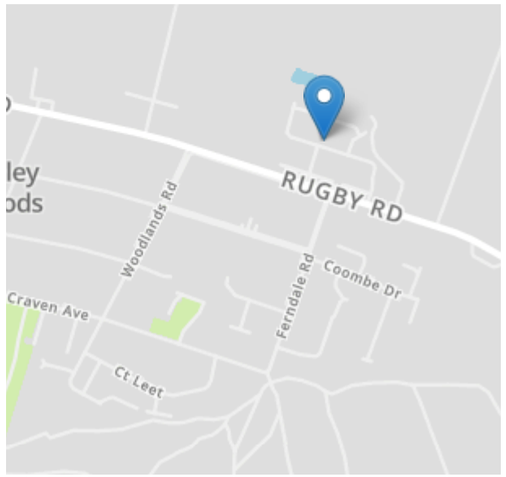
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

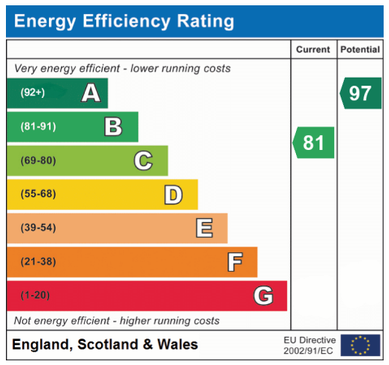
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Modern One Bedroom Semi Detached Property**
- **Sought After Village Location**
- **Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Three Piece White Suite**
- **Kitchen with Oven, Hob and Integrated Appliances**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden and Off Road Parking with EV Charging Point**
- **Early Viewing is Highly Recommended to Avoid Disappointment**
- **Remaining NHBC Certificate and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

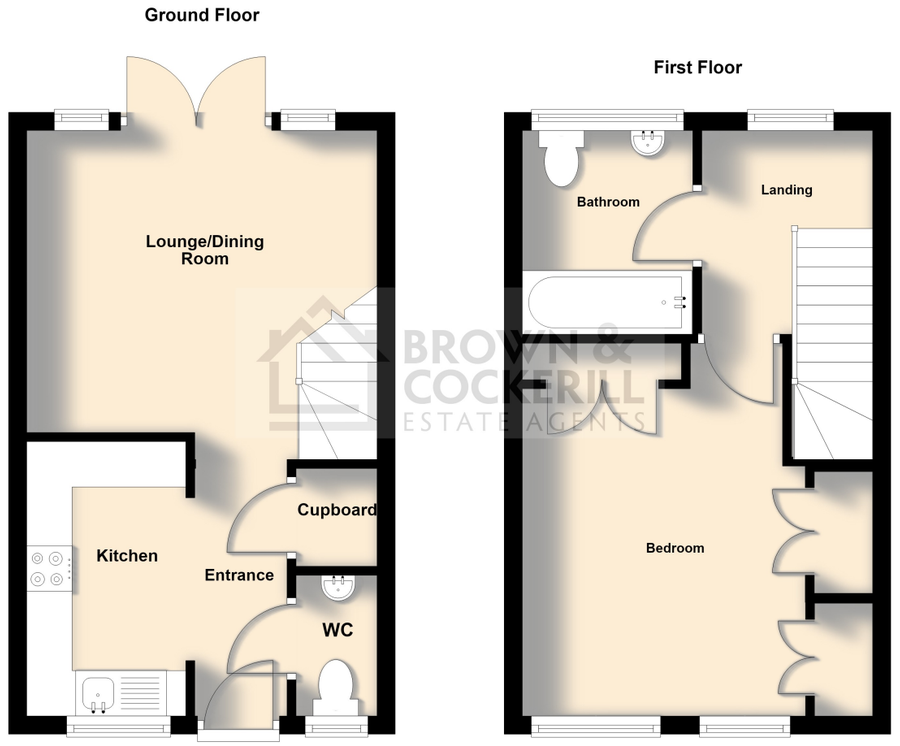
Ground Floor

Storage Cupboard
3' 0" x 2' 7" (0.91m x 0.79m)
Kitchen
9' 11" x 5' 9" (3.02m x 1.75m)
Ground Floor Cloakroom/W.C.
5' 1" x 3' 0" (1.55m x 0.91m)
Lounge/Dining Room
12' 8" x 10' 11" (3.86m x 3.33m)
Storage Space
2' 8" x 2' 2" (0.81m x 0.66m)

First Floor

Bedroom
13' 8" x 12' 7" (4.17m x 3.84m)
Bathroom
7' 3" x 5' 6" (2.21m x 1.68m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendorâ€™s ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.