



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

Guide Price

£190,000

Located in

Binley





# Edward Bailey Close

Binley | CV3 2LZ

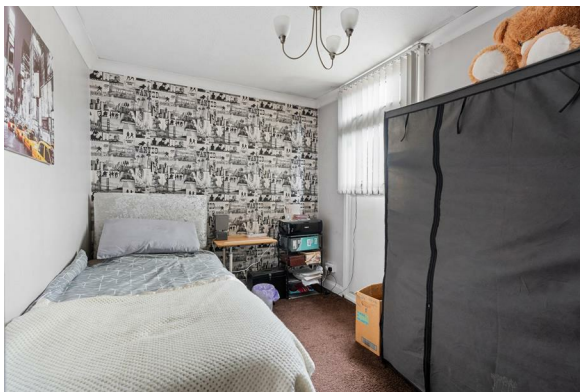


This spacious three-bedroom property offers generous living accommodation and is ideally positioned within easy reach of a range of local amenities, schools, and transport links.

Thoughtfully designed with practicality in mind, it provides a comfortable and versatile layout that will appeal to families, first-time buyers, and investors alike.

# Edward Bailey Close

£190,000 Freehold

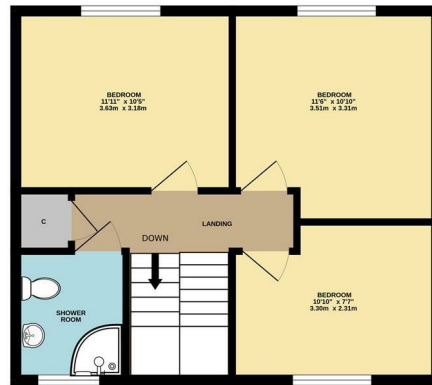


- Three well-proportioned bedrooms and a family bathroom
- Convenient downstairs W/C
- Easy access from both front and rear of the property
- Close to Warwickshire Business Park, shops, cafés, gym
- Terraced Property
- Rear parking and private off-road access
- Within easy reach of University Hospital Coventry
- Bus links to Coventry City Centre

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band A

### Local Authority Coventry City Council

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

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CV3 4FJ

  
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