



## AMELIA CRESCENT

COVENTRY, CV3 1NB

GUIDE PRICE £340,000  
FREEHOLD

This beautifully presented three-bedroom, link detached home is situated on a sought after development in the residential area of Binley. With a great quality of finish throughout and lots of space on offer, this lovely home has much to offer its next owners.

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- 3 Bedrooms • En Suite To Main • High Quality Finish • Off Road Parking • Open Plan Kitchen/Diner • Enclosed Rear Garden • Close To Amenities • Great Road Links Nearby • Solar Hot Water



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Upon entering the property, you are welcomed into the central entrance hallway that leads to all other rooms within the home.

Stretching the depth of the property and at the heart of the home you will find the modern and fully fitted kitchen/diner that is complete with a range of wall and base units and is inclusive of an integrated gas hob, electric oven, dishwasher, fridge, freezer and washing machine. This open plan space also benefits from ample room for a family dining table an access through French doors into the rear garden.

The lounge also spans the depth of the property and is flooded with natural light thanks to it's dual aspect. The bay window to the front and French doors to the rear make this room a wonderfully bright and airy space.

The downstairs accommodation also benefits from a downstairs w/c.

Upstairs briefly comprises of three bedrooms, an ensuite and a family bathroom.

The main bedroom is situated at the front of the property and is a generously sized double room that offers the luxury of a modern en suite shower room.

Bedroom two is a further double bedroom located at the rear of the home, with bedroom three being a good-sized single room that would also lend itself to the perfect home office or

nursery.

Conveniently located close to all bedrooms is the family bathroom that has been finished to a high standard in keeping with the rest of the home and is finished with a tiled suite that's inclusive of a shower over the bath and heated towel rail.

Outside you will find an enclosed rear garden that is laid mainly to a decked area and lawn that's complete with raised flower beds. This well-manicured haven offers the perfect spot for alfresco dining and entertaining guests.

This attractive property also benefits from off road parking, gas central heating and double glazing throughout. Located a short distance from the University Hospital, this property offers convenient access to schools, amenities, and shops. Its proximity to the city centre and the A46 makes it ideal for those working in the city or commuting. With a wealth of amenities on its doorstep and great road links nearby, this attractive property offers community living at its finest.

Tenure: Freehold

Maintenance Fee: £55 per year

EPC:C

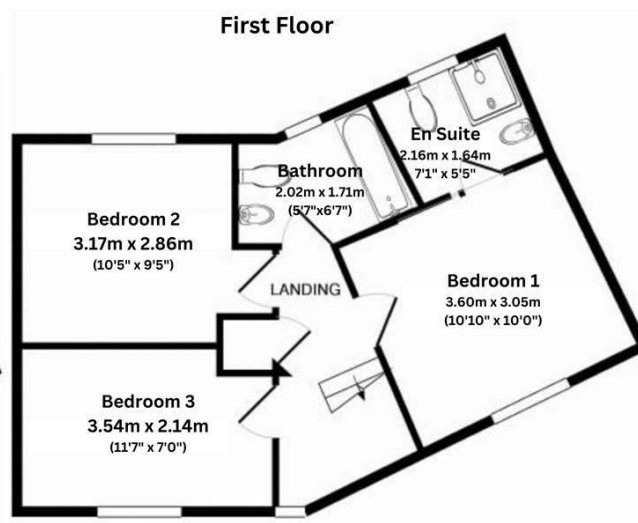
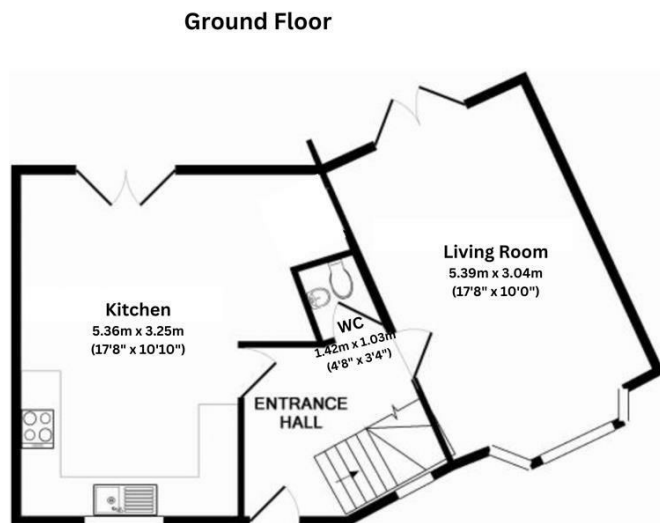
Council Tax Band: C

Local Authority: Coventry City Council



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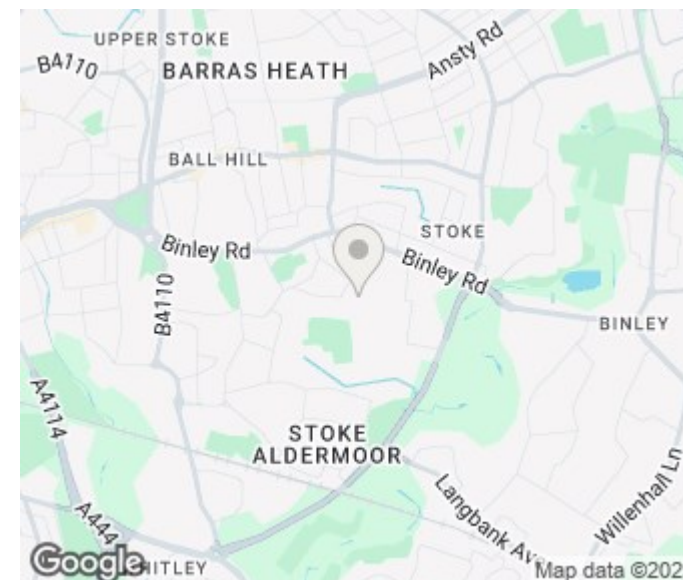




**Garage**  
5.49m x 2.58m  
(18'2" x 8'4")  
excluded from main floor plan

**Total Area 93 sqm  
(1001.04 sq feet) approx**

This plan is for illustrative purpose only. It is not drawn to scale.  
Any measurements, floor areas (including any total floor area), openings and orientation are approximate.  
No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement.  
No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>	80	
(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	

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

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