



BEST
ESTATE AGENT GUIDE
2022 : EXCELLENT
SALES

E ELIZABETH
DAVENPORT



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1 HARGRAVE CLOSE

COVENTRY, CV3 2XS

- DETACHED • 3 BEDROOMS & 2 BATHROOMS • DRIVEWAY & GARAGE • HIGHLY POPULAR MORRISONS ESTATE • SOUTH WEST FACING GARDEN • DOUBLE GLAZING & GAS CENTRAL HEATING • EPC RATING C • COUNCIL TAX BAND D



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THE PROPERTY

PROPERTY

This lovely detached house has come on the market in the popular "Morrisons Estate" in Binley. The property is close to both University Hospital and A46. The property is set back from the quiet road, with a good sized block paved driveway with parking for several vehicles, and access to the side of the property and garage.

In brief the accommodation comprises, front entrance hallway with staircase leading to first floor, cloakroom with w.c, fitted kitchen with built in oven and hob, dining room, conservatory, and a good sized lounge with feature fireplace. To the first floor accommodation you have three good sized bedrooms and a family bathroom, along with an ensuite shower room to the main bedroom.

The property has a west facing private rear garden mainly laid to lawn, with borders with various plants shrubs and trees, along with a paved patio area.

LOCATION

This lovely property is located within walking distance of the Warwickshire Shopping Park with Marks and Spencer, Outfit and many leading retailers, Morrisons Superstore, B&Q Warehouse and Lidl Supermarket.

The A46 Coventry Eastern Bypass is accessible by car within only a few minutes drive which



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THE LOCATION

leads to the M6 and the area's network of commuter Trunk Roads. The superb nature reserve and country hotel at Coombe Abbey are located nearby as are numerous Golf courses and leisure facilities.

MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management

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THE FLOORPLAN

