



30 HASELBECH ROAD

COVENTRY, CV3 2HT

- BEAUTIFULLY REFURBISHED • 4 BEDROOMS & 2 BATHROOMS • SHOWPIECE KITCHEN/DINER WITH BI FOLD DOORS • ADDITIONAL UTILITY ROOM WITH FURTHER KITCHEN FACILITIES • LOW MAINTENANCE, WEST FACING GARDEN • DRIVEWAY WITH 2 PARKING SPACES • DOWNSTAIRS WC • QUIET LOCATION OPPOSITE GREENLAND • EPC RATING D, COUNCIL TAX BAND B

THE PROPERTY

A beautifully presented totally refurbished family home that would be ideal for anyone looking for a home ready to move into. The condition of this home both inside and out is stunning and warrants a full internal inspection.

The accommodation briefly offers; Porch, Entrance Hall, Lounge, spacious Dining Kitchen with bi-folding doors leading out to the rear garden, lobby with downstairs Cloakroom with WC, Utility Room with personal door leading through to the Store Room.

To the first floor there are three bedrooms and a Family Bathroom. From the first floor landing there is a staircase which leads up to the second floor accommodation where there is the Master Bedroom and Ensuite Shower Room.

Externally both the front and rear gardens have been professionally landscaped, the rear garden also has artificial grass for ease of maintenance and for use all year round.

We expect there to be high demand for this fantastic family home so please call Elizabeth Davenport and one of our friendly team will be happy to help with the viewing arrangements.





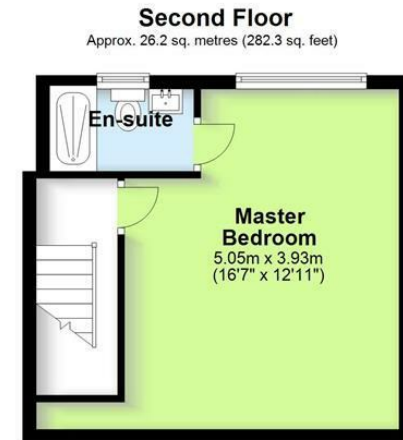
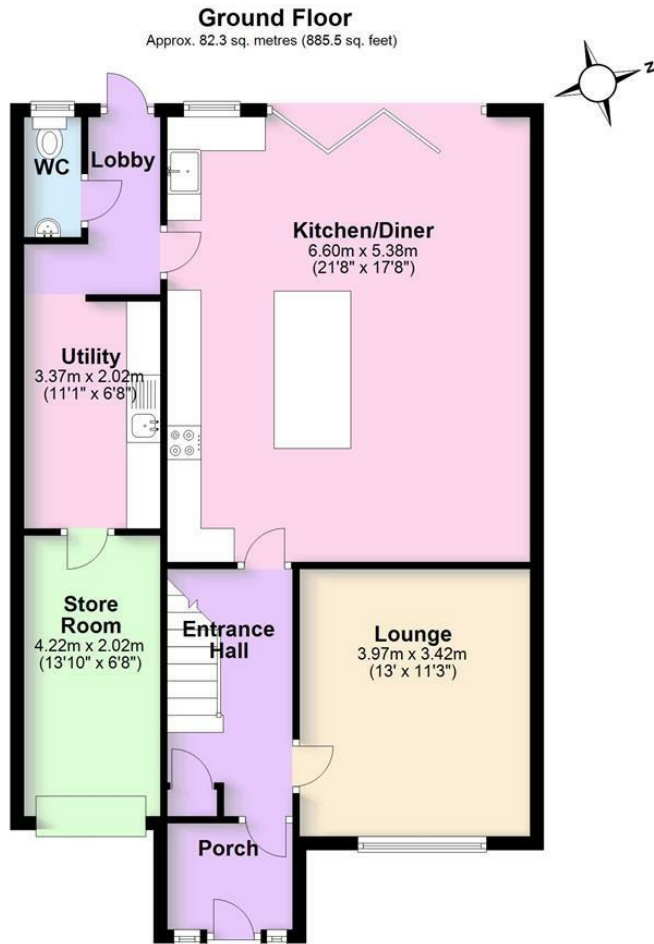
THE LOCATION

Situated on the eastern side of Coventry, Ernesford Grange is located conveniently for the A46 Coventry Eastern Bypass and connecting commuter routes.

Local amenities include the large Morrisons Superstore at Binley (6 mins by car), TGI Fridays and B&Q Superstore. Sports facilities include the Alan Higgs Centre (1 mile) plus Copsewood Grange Golf Club and Copsewood RFC. University Hospital is around 2 miles away or 9 minutes by car.

There are regular bus routes close by running to the hospital. Within walking distance of the house there are good local shops including a Tesco Express. Ernesford Grange Academy is just yards away as is Ernesford Grange Primary.. [All distances and journey times are sourced from GoogleMaps and may vary]

THE FLOORPLAN



Total area: approx. 150.9 sq. metres (1624.4 sq. feet)