



**Guilsborough Road, Coventry, CV3 2HL**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Offering versatile accommodation throughout and no onward chain is this semi-detached, dormer bungalow in the popular residential area of Binley.

The property is located within easy access to the A444, A46 and M6. Local schools, Warwickshire Shopping Park and Morrisons are also situated less than 2 miles away.

The accommodation on the ground floor comprises a lounge/diner, fitted kitchen with access out onto the rear garden, a family bathroom, bedroom and a study/play room with stairs rising to the first floor. To the first floor are two double bedrooms.

Externally the property offers off road parking and a garage to the rear, a garden being mostly laid to lawn with a patio area and a front garden.







# Key Features

- Semi-Detached Dormer Bungalow
- Versatile Accommodation Throughout
- Three Bedrooms
- Lounge/Diner
- Office Space
- Fitted Kitchen
- Ground Floor Bathroom
- Popular Location
- No Onward Chain

**Offers Over  
£200,000**

EPC Rating - E

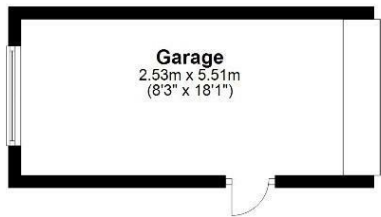
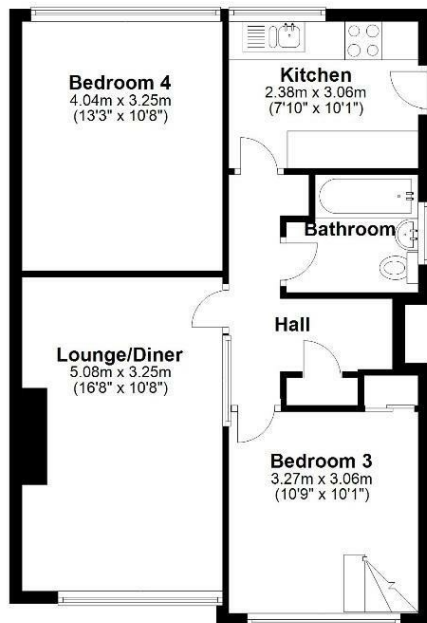
Tenure - Freehold

Council Tax Band - C

Local Authority -  
Coventry City Council

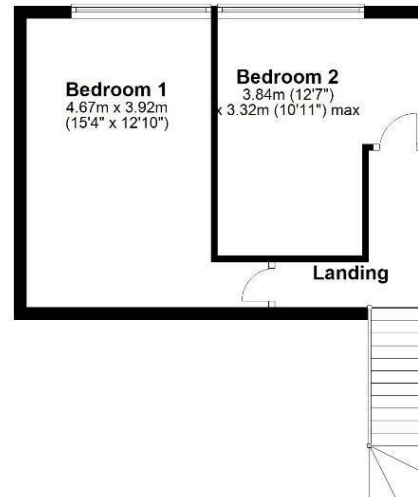
## Ground Floor

Approx. 73.6 sq. metres (791.7 sq. feet)



## First Floor

Approx. 30.0 sq. metres (322.5 sq. feet)



Total area: approx. 103.5 sq. metres (1114.3 sq. feet)