



**John McGuire Crescent, Ernsford Grange, Coventry, CV3 2QG**

**Loveitts**

PART OF | SHELDON BOSLEY KNIGHT



# Property Description

Loveitts are delighted to bring to market this well presented, three bedroom detached family home situated in the sought after residential location of Ernsford Grange and situated on a spacious corner plot. The property is perfect for a first time buyer or family due to its close proximity to local shops, amenities and excellent road links such as A46, M6 and M69. The property also falls into the school catchment for Sowe Valley and Ernsford Grange Community Academy and is offered for sale with no onward chain.

The ground floor accommodation on offer briefly comprises, entrance hallway, an open plan lounge/diner with stairs rising to the first floor and bi-fold doors leading to the rear garden, downstairs WC and a fitted kitchen with oven and electric hob. To the first floor there are two double bedrooms with the principal containing built in wardrobes, a single bedroom and the modern family bathroom with bath and over shower.

Externally the property boasts an extensive driveway with ample parking for multiple vehicles and gated access to further parking, a rear garden mostly laid to lawn and a garage with additional driveway at the side.

Further benefits include gas central heating, double glazing throughout and an additional office added at the rear of the garage, great for those who work from home.

Loveitts highly recommends viewing this vast property to fully appreciate all there is to offer.







## Key Features

- Detached Family Residence
- Three Bedrooms
- Additional Office Room attached to garage
- Well Presented and Modern
- Two Driveways - One to side and main to front
- Lounge/Diner with Bi-Fold Doors
- Downstairs W.C.
- Upstairs Modern Bathroom
- Garage
- EPC - TBC

**Offers Over  
£300,000**











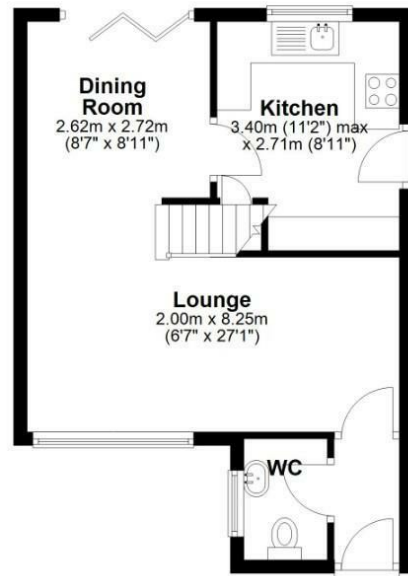
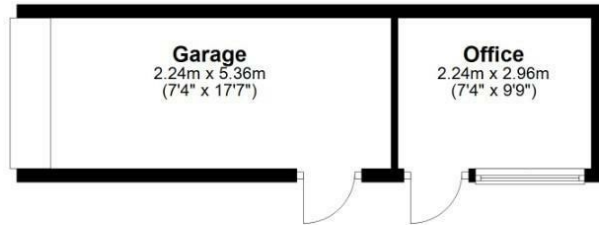




# Floorplan

## Ground Floor

Approx. 67.3 sq. metres (724.1 sq. feet)

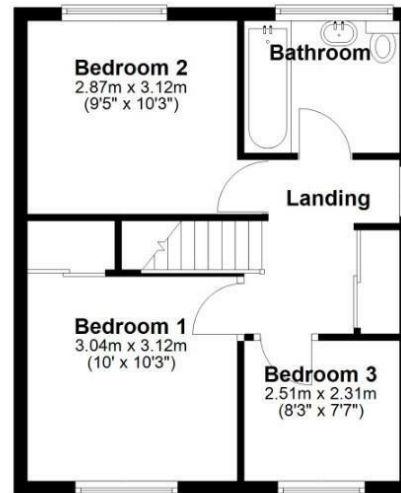


Total area: approx. 105.9 sq. metres (1140.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

## First Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



EPC Rating -

Tenure - Freehold

Council Tax Band - C

Local Authority  
Coventry

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





To view this property please contact our Loveitts Coventry (Sales) office on 02476 258421

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