



£280,000

23 Moyle Crescent, Eastern Green, Coventry, CV5 7EU

- ♥ SEMI DETACHED
- ♥ THREE BEDROOMS
- ♥ THROUGH LOUNGE/DINING ROOM
- ♥ MODERN BATHROOM

Semi-Detached Three-Bedroom Home with Off-Road Parking

Benburys are delighted to present this charming three-bedroom family home, situated in the sought-after residential area of Eastern Green, nestled away from the main road and close to local shops. This property features a fitted kitchen, a bright and spacious lounge/diner, a beautiful enclosed rear garden, and a modern family bathroom.



## Property Description

**DESCRIPTION** Semi-Detached Three-Bedroom Home with Off-Road Parking

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**KEY FEATURES** Three Bedrooms: Ideal for families.

Spacious Lounge/Diner: Perfect for entertaining and family gatherings.

Fitted Kitchen: Equipped with essential appliances.

Enclosed Rear Garden: Beautifully maintained, offering privacy and a safe space for children to play.

Modern Family Bathroom: Contemporary and functional.

Remote-Controlled Garage Door: Convenient and secure access.

Driveway: Off-road parking available at the front aspect.

**MEASUREMENTS** Please refer to floorplan





VIEWINGS We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

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<https://www.facebook.com/CoventryLettings/>

AGENTS NOTES 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.

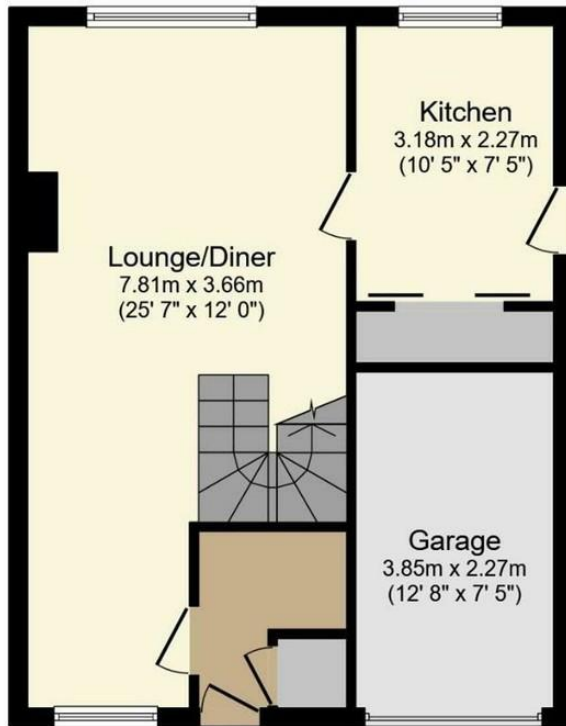
2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

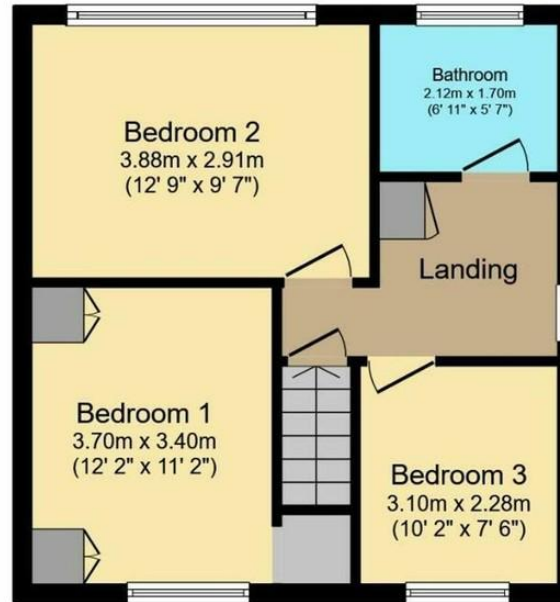
4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



**Ground Floor**



**First Floor**

Total floor area 85.7 sq.m. (923 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements