







3 Bedroom House - Semi-Detached

located on George Marston Road, Coventry

£325,000

UP Estates

3

1

2

£325,000

- EXTENDED SPACIOUS FAMILY HOME
- WC & FAMILY BATHROOM
- MULTI-CAR DRIVEWAY & GARAGE
- THREE GOOD SIZED BEDROOMS
- SPACIOUS MATURE PRIVATE GARDEN
- SOUGHT AFTER LOCATION

** BEAUTIFULLY PRESENTED & EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME - IMPRESSIVE WRAP-AROUND KITCHEN DINER - SPACIOUS LOUNGE - PRIVATE WEST FACING GARDEN - GARAGE & MULTI-CAR DRIVEWAY - WC & FAMILY BATHROOM - NEW COMBI BOILER 2025 - REWIRED WITH NEW FUSE BOX **

An exceptional opportunity to acquire this beautifully presented, thoughtfully extended and much-loved three bedroom semi-detached family home, ideally positioned on George Marston Road, Ernesford Grange. Having remained within the same family since originally built, this is a rare opportunity to purchase a truly cherished home offering generous accommodation, modern improvements and fantastic outdoor space!

Upon approach, a spacious multi-car driveway and attractive lawned frontage lead into a welcoming entrance hall. The ground floor boasts a generously proportioned family lounge, perfect for relaxing and entertaining, whilst the impressive extended wrap-around kitchen diner forms the heart of the home. Bi-folding doors open directly onto the delightful rear garden, creating a wonderful connection between indoor and outdoor living. A convenient downstairs WC and access to the garage, complete with power and lighting, further enhance the accommodation.

Outside, the substantial west facing rear garden is a particular highlight, offering a mature, private and non-overlooked setting, ideal for enjoying afternoon and evening sunshine, entertaining or family activities.

To the first floor are three well proportioned bedrooms and a spacious family bathroom. Further benefits include a boarded loft with access ladder, a new combi boiler installed in 2025, and electrical rewiring with a replacement fuse box.

Situated in the sought-after Ernesford Grange area, the property is conveniently located for local schools, shops, amenities and transport links.

A FANTASTIC FAMILY HOME NOT TO BE MISSED – CALL UP ESTATES TODAY TO ARRANGE YOUR VIEWING!







LOCATION

George Marston Road is ideally positioned for excellent access to Coventry and the surrounding areas, with the A444, A46, M6 and Walsgrave Road all within easy reach. Warwickshire Shopping Park and Morrisons are also conveniently located just over a mile away, providing a wide range of shopping and everyday amenities.

The area is well served by a number of popular schools, including Caludon Castle Secondary School, Richard Lee Primary School and Ravensdale Primary School, with Ernesford Grange Primary School, Ernesford Grange Community Academy and Riverbank Academy also within walking distance.

A range of local shops and amenities can be found close by, while University Hospital Coventry & Warwickshire is approximately a 10-minute journey by car or public transport, making this an excellent location for those working or studying nearby.

For those who enjoy the outdoors, Coombe Abbey Country Park is approximately two miles away, offering extensive parkland, woodland walks and a popular family-friendly leisure destination.

IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification



documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.







George Marston Road, Binley, Coventry





Total Area: 121.1 m² ... 1303 ft²

All measurements are approximate and for display purposes only

CONTACT

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