



GARTH CRESCENT

COVENTRY, CV3 2PP

GUIDE PRICE £280,000
FREEHOLD

Situated in a sought-after location, conveniently close to University Hospital Coventry and Warwickshire, Ernsford Grange Academy and Jaguar Land Rover's Whitley site, this attractively presented and spacious three-bedroom semi-detached home offers comfortable living accommodation in a highly convenient setting.

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- 3 Bedrooms • Garage • Off Road Parking • Well Presented Home • Close To Amenities • Conservatory • Low Maintenance Rear Garden • Great Road Links Nearby



Ground Floor:

-Upon entering the property, you are welcomed by an entrance porch which leads through to the hallway, providing access to the ground-floor accommodation and creating a practical and welcoming introduction to the home.

-To the front of the property is a spacious lounge, benefiting from plenty of natural light through the front-facing bay window, offering the perfect spot to relax of an evening.

-To the rear of the property is an open-plan kitchen/diner/conservatory, providing a practical and versatile living space. The kitchen is fitted with a range of wall and base units, a breakfast bar and under-counter space for white goods. There is also an understairs storage cupboard and a door providing access to the driveway.

-The kitchen flows through to a versatile dining area and conservatory, offering views and access to the rear garden allowing ample space for a family dining table and separate seating area.

First Floor:

-Situated at the front of the property, the main bedroom is a good-sized double room providing comfortable accommodation with room for freestanding furniture.

-Bedroom two is located at the rear of the property and offers further double accommodation. Bedroom three is a good-sized single room, which could also be used as a home office or nursery.

-Conveniently located close to all three bedrooms, the family bathroom comprises a separate bath, shower cubicle, wash

basin and WC.

Garden, Exterior & Further Property Information:

-To the rear, the property benefits from a recently updated, low-maintenance garden, featuring an artificial lawn and a decked area, ideal for outdoor dining and entertaining during the summer months.

-Further benefits include off-road parking for two vehicles, a detached garage, ideal for storage, gas central heating and double glazing throughout.

-Surrounded by a range of local amenities and situated within a sought-after community, the property also benefits from excellent road links, making it a convenient choice for a range of buyers.

Important Property Information:

Tenure: Freehold

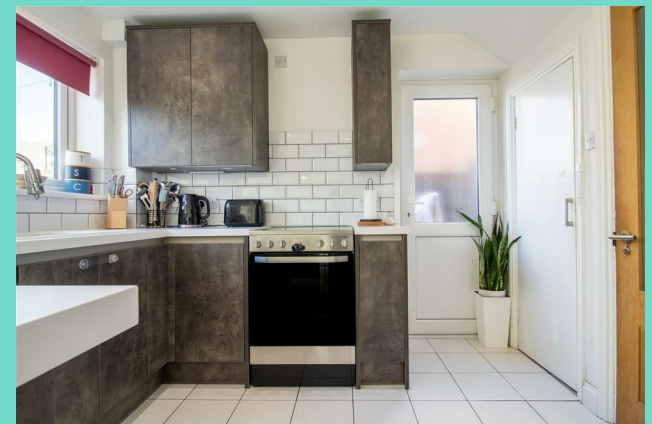
Local Authority: Coventry City Council

EPC: C

Council Tax Band: C



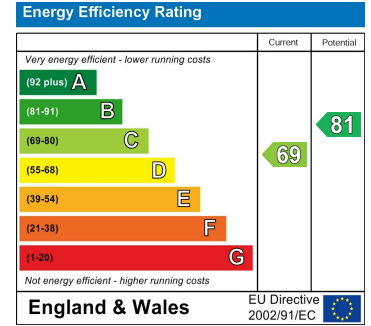
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Main area: Approx. 84.3 sq. metres (907.0 sq. feet)
Plus garages, approx. 14.4 sq. metres (154.6 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



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

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