



## 15 Alex Grierson Close, Coventry, CV3 2QJ Offers in excess of £245,000

Good Move present this three bed semi detached house for sale on Alex Grierson Close, CV3.

The accommodation briefly comprises an entrance porch with useful storage, a bright and spacious lounge leading through to a separate dining area, creating an ideal space for both relaxing and entertaining. The ground floor is completed by a modern fitted kitchen with integrated appliances.

To the first floor are three well-proportioned bedrooms along with a family bathroom and separate WC.

Externally, the home boasts a generous rear garden offering excellent outdoor space for families and entertaining alike. To the front is a substantial driveway providing off-road parking for multiple vehicles, alongside access to the garage, adding further practicality and storage.

Situated in the sought-after area of Binley, the property is conveniently located close to a range of local amenities, schools, supermarkets and parks, whilst also offering excellent transport links including easy access to the A45, Coventry City Centre and surrounding motorway networks.



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- 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.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

