3 Bedroom Bungalow - Semi Detached

located on Guilsborough Rd, Coventry

Offers Over £290,000

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Offers Over £290,000

- EXTENDED, DECEPTIVELY SPACIOUS HOME
- THREE VERSATILE RECEPTION ROOMS
- FANTASTIC POSITON OVERLOOKING GREEN SPACE
- PRIVATE MATURE SOUTH FACING GARDEN
- GARAGE WITH ELECTRIC ROLLER SHUTTER, POWER/LIGHT
- GATED TANDEM DRIVEWAY

** Extended, Deceptively Spacious Dormer Bungalow - Three Bedrooms & Three Versatile Reception Rooms - Non-Overlooked To Front & Rear - South Facing Mature Garden - Garage With Electric Roller Shutter, Power, Light & Gated Driveway - Sought After Binley Location - Boiler 3 Yrs Old ** This is a fantastic opportunity to purchase a deceptively spacious, extended, semi-detached home, beautifully positioned for privacy yet close to a wide range of amenities and schooling. Viewing is essential to appreciate this property. Externally there is the green outlook to the front aspect, front garden, tandem gated driveway leading to the garage boasting electric roller shutter, power and light. There is access to the beautiful non-overlooked south facing mature yet low maintenance garden, with greenhouse to the rear. Internally comprises of; storm porch, entrance hall with ample storage, living room, dining room, extended sun room, kitchen, contemporary family bathroom and bedroom three, all to the ground floor. Stairs ascend from the dining room where off of the landing there are two further well proportioned bedrooms, both with integrated storage. Call immediately to secure a viewing!

LOCATION

Situated on the eastern side of Coventry, Ernesford Grange is located conveniently for the A46 Coventry Eastern Bypass and connecting commuter routes.

A wide range of local amenities include the large Morrisons Superstore at Binley (6 mins by car), TGI Fridays and B&Q Superstore.

Sports facilities include the Alan Higgs Centre (1 mile) plus Copsewood Grange Golf Club and Copsewood RFC. Alternatively there is the popular Sowe River Walk nearby.

University Hospital is around 2 miles away or 9 minutes by car. There are regular bus routes close by running to the hospital.

Ernesford Grange Academy & Ernesford Grange Primary are within easy walking distance.

This home in particular overlooks Ernesford Grange playing fields to the front aspect, adding to its appeal!

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.

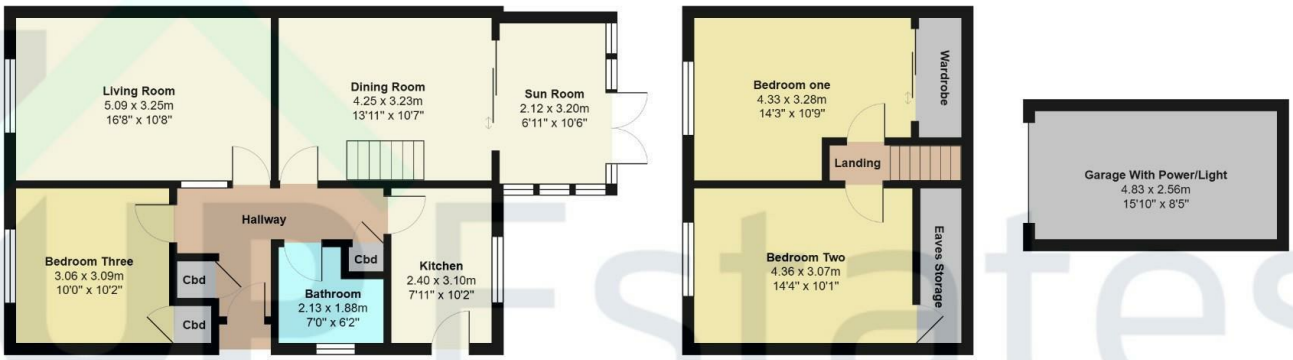
While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their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

Guilsborough Rd, Binley, Coventry



Total Area: 103.8 m² ... 1117 ft² (excluding garage with power/light)

All measurements are approximate and for display purposes only

CONTACT

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