MATTHEW JAMES
Property Services

129 Princethorpe Way

Ernesford Grange, Coventry, CV3 2FZ

This beautiful semi-detached property has been owned by the same family since originally built – It's seen many changes and styles over the years but there's one thing that hasn't changed – it's truly a fantastic family home. It offers lots of space – and more potential for a growing family. Fully renovated two years ago, its literally a home to move straight into! Even better still, it's being offered with NO CHAIN Located in the heart of Ernesford Grange you are surrounded by a whole host of local amenities, with excellent schools and just minutes away from Coventry University Hospital, Jaguar Landrover, Business Parks and major road networks A46 & A45

As soon as you step inside, you'll notice the fresh, modern and homely feel to this property. The property has a lovely flow on the ground floor, starting with the lounge to the right of the hallway which opens up into the dining area, both flooded with natural daylight from the large window and patio doors. Continue into the kitchen area which is fully kitted out with modern shaker style storage units. Need a quick snack? Take five at the handy breakfast bar and enjoy the garden views.

Off the kitchen is a fabulous utility area which is a great place to hang up those coats and store shoes / school bags etc. There is also space for your washing machine and tumble dryer – a convenient cloakroom also makes great use of this practical space. If that's not enough, there is a door through to the integrated garage. For those that like to tinker with cars, this garage is just the job with its very own mechanic pit and access from the front drive way.

£289,995

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- Much Improved and Well Presented Semi Detached
- No Chain
- Supberb Potential to Further Extend
- Council Tax Band C
- Three Bedroom
- Utility Area with Cloakroom
- Through Lounge / Diner
- Sought After Location - Close to University Hospital and Excellent Amenties
- Integrated Garage
- EPC Rating D

GROUND FLOOR

Lounge
12'3" x 11'10" (3.74 x 3.63)

Dining Area
11'5" x 9'10" (3.5 x 3.0)

Kitchen
11'3" x 7'10" (3.43 x 2.4)

Utility Area
9'2" x 8'2" (2.8 x 2.5)

Garage
17'0" x 8'2" (5.2 x 2.5)

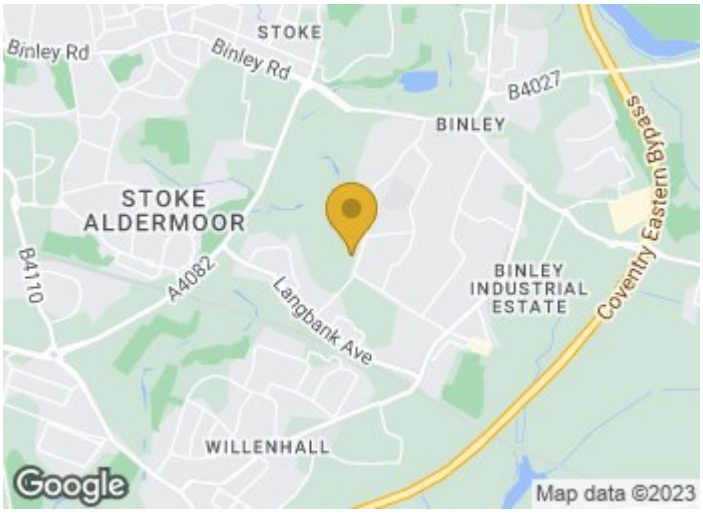
FIRST FLOOR

Bedroom One
12'5" x 10'9" (3.8 x 3.3)

Bedroom Two
11'5" x 10'9" (3.5 x 3.3)

Bedroom Three
8'2" x 6'10" (2.5 x 2.1)

Family Bathroom
8'6" x 5'5" (2.6 x 1.66)



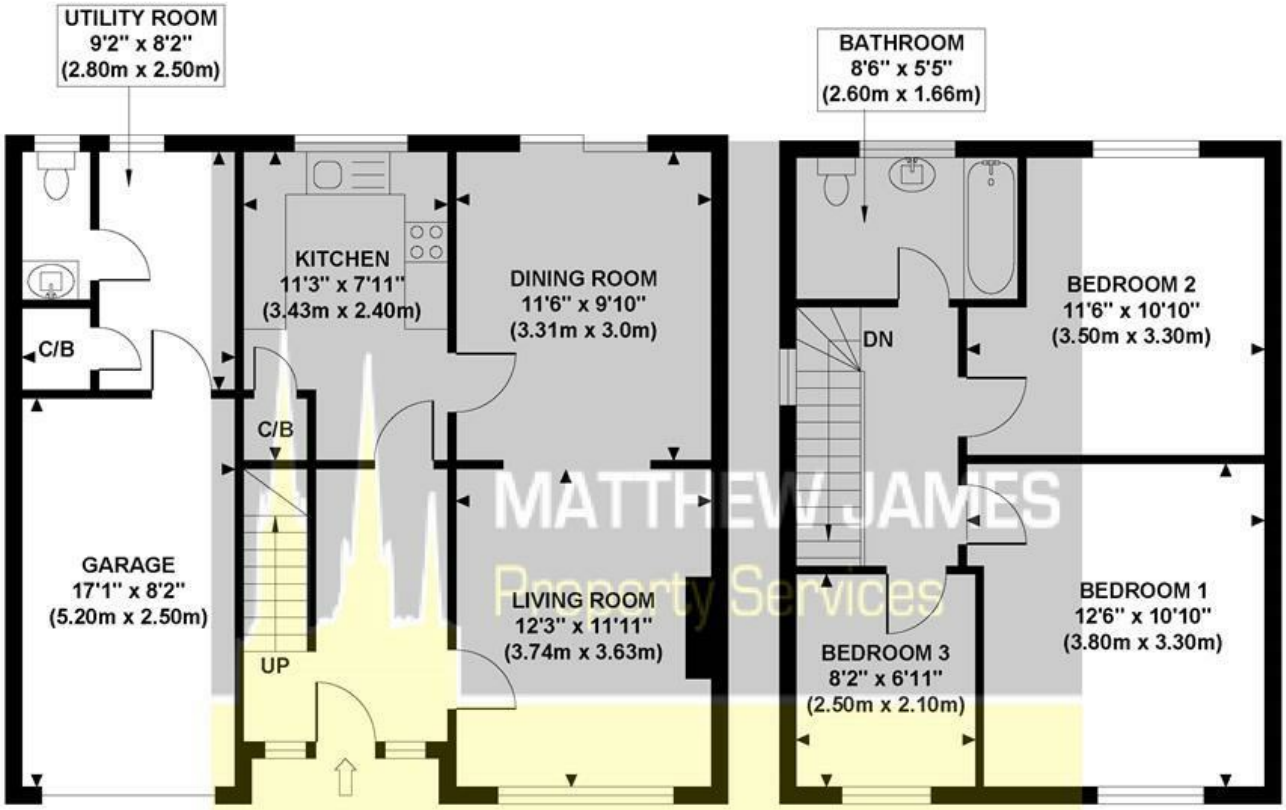
Directions

Floor Plan

PRINCETHORPE WAY

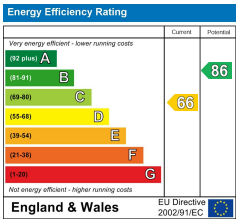
Approximate Gross Internal Area

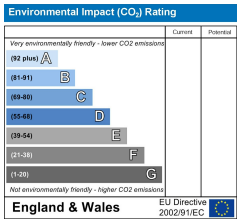
1074 sq ft / 99.80 sq m



Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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