MATTHEW JAMES
Property Services

41 Garth Crescent

Binley, Coventry, CV3 2PP

Looking For a Property to Create Your New Home This three bedroomed, semi-detached property is located in the desirable area of Binley, Coventry and is perfect for families. With a tick box of Three Bedrooms...Off Road Parking...Garage...Enclosed Rear Garden...PVCu Windows & Doors...Entrance Hallway...EPC Rating C...Gas Central Heating...Larger than Average Shower Room... Spacious Lounge & Kitchen / Diner...Parquet Flooring...The Property is also being offered with NO ONWARDS CHAIN ***

In need of some upgrades, this property offers a fantastic opportunity to improve and turn back into a loving family home. Binley has lots to offer locally. Within walking distance to good primary and secondary schools, sports & leisure facilities, supermarkets and retail - the University Hospital and Business Parks are also just minutes away too. Public transport and major routes are close by for those that need to get about or commute.

On the ground floor, the entrance hallway has good storage space to take care of those coats, shoes and accessories. Continue into the lounge area, with a gas fireplace, stairs leading up to the first floor and door through to the kitchen / diner. Upstairs, there are three bedrooms, two are doubles with built in wardrobe space. The third is a single size and would also be ideal for a nursery, home office or hobby room.

£229,995

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- No Onwards Chain
- Three Bedrooms
- Great Potential
- Gas Central Heating & PVCu Windows & Doors
- Semi - Detached
- EPC Rating C

GROUNDFLOOR

Kitchen / Diner

15'11" x 8'11" (4.86 x 2.73)

Lounge

16'0" x 15'5" (4.90 x 4.71)

FIRST FLOOR

Bedroom One

11'5" x 7'4" (3.48 x 2.25)

Bedroom Two

11'1" x 9'6" (3.40 x 2.90)

Bedroom Three

7'11" x 6'5" (2.43 x 1.98)

Shower Room

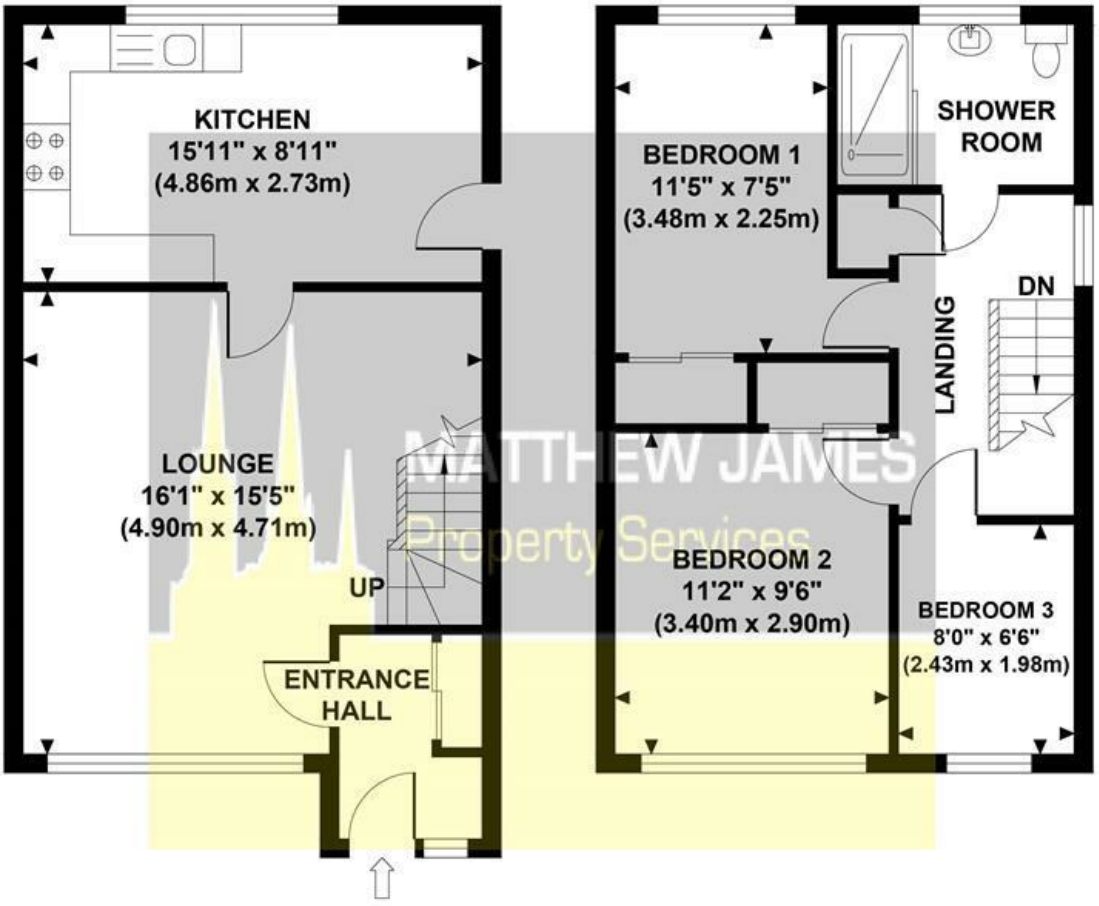
8'2" x 5'6" (2.5 x 1.7)

Directions

Floor Plan

GARTH CRESCENT

Approximate Gross Internal Area 824 sq ft / 76.50 sq m

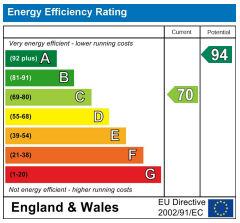


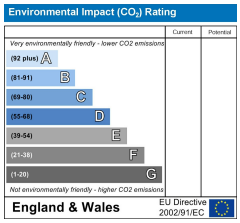
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 419 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 405 SQ FT

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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