MATTHEW JAMES
Property Services

25 Guilsborough Road, Coventry, CV3 2HL
Offers Over £250,000

Matthew James are proud to present this charming semi-detached family home, located in a quiet cul-de-sac on Guilsborough Road in the popular area of Binley. The property has been a much loved home for many years and now vacant this is the perfect blank canvas to create your own dream property.

Step inside entrance porch and you are welcomed into the bright spacious hallway with convenient downstairs w.c. Through to the spacious lounge/dining room having sliding doors out to the lean-to which is a versatile additional room. Good sized kitchen with plenty of storage cupboards and work surfaces and access out to the side of the property. Upstairs you'll find three well-proportioned bedrooms and the shower room.

To the front driveway providing ample off street parking with direct access to the garage. Good size rear garden with raised patio area and laid lawn.

The area is highly sought after as close to excellent primary, secondary schools, local amenities, supermarkets and Warwickshire Shopping Park. 2.2 miles from University Hospital Coventry and Warwickshire, 3.9 miles to Coventry City Centre and excellent public transport links.

Come and see the potential this property has to offer. Book your viewing today!

Approach/Driveway

Entrance Porch

Entrance Hallway

W.C

Lounge / Dining Room
26'6 x 10'11 (8.08m x 3.33m)

Kitchen
10'5 x 9'5 (3.18m x 2.87m)

Lean-To
12'0 x 9'7 (3.66m x 2.92m)

First Floor Landing

Bedroom One
12'9 x 10'2 (3.89m x 3.10m)

Bedroom Two
10'8 x 10'5 (3.25m x 3.18m)

Bedroom Three
9'9 x 7'2 (2.97m x 2.18m)

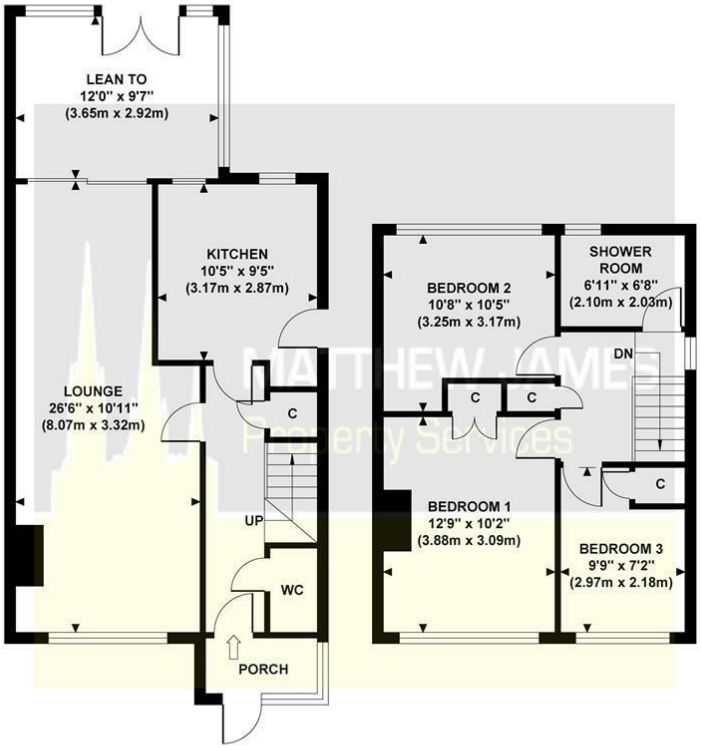
Shower Room
6'11 x 6'8 (2.11m x 2.03m)

Rear Garden

Garage

Floor Plan

Guilsborough Road
Approximate Gross Internal Area
1032 sq ft / 95.9 sq m

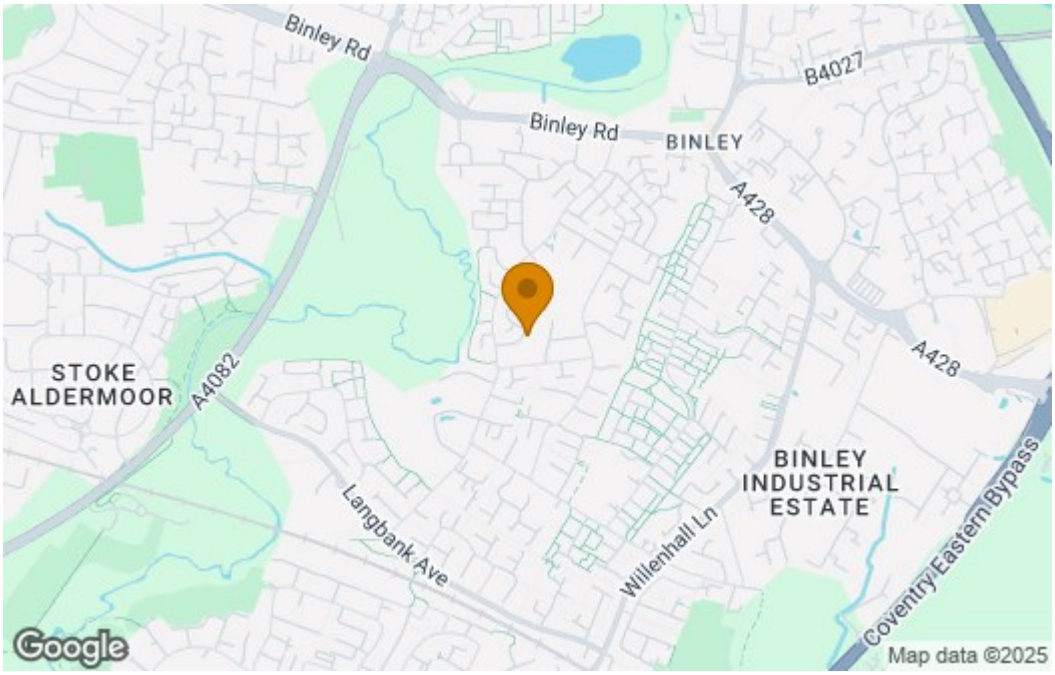


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 614 SQ FT

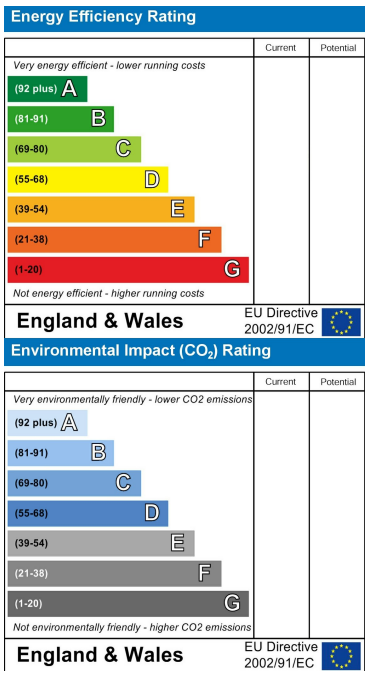
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 418 SQ FT

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.

Area Map



Energy Efficiency Graph



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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

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