



## 14 Ebro Crescent, Coventry, CV3 2DR Offers Around £495,000

FOUR DOUBLE BEDROOMS... JACK AND JILL BATHROOM EN-SUITE... LARGE CORNER PLOT... MASSIVELY EXTENDED... SEMI DETACHED... NO UPWARD CHAIN... OPEN PLAN KITCHEN DINING ROOM WITH CENTRE ISLAND... GROUND FLOOR SHOWER ROOM... LARGE GARAGE... Located in the heart of Binley, viewing is an absolute must on this beautiful semi detached property. Situated in the tranquil cul-de-sac of Ebro Crescent in Binley, this impressively extended house offers a perfect blend of space and modern living. Boasting four generously sized double bedrooms, including a master suite with a convenient Jack and Jill bathroom, this property is ideal for families seeking comfort and style with plenty of outdoor space.

Upon entering, you are greeted with two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the open-plan modern kitchen with central island and breakfast bar, which is complemented by a utility room, ensuring that all your culinary needs are met with ease. The ground floor also features a well-appointed shower room with rain head shower, adding to the practicality of the layout of the property. Set on a larger than average corner plot, the property benefits from a substantial rear garden, perfect for outdoor activities and gatherings with a hot tub for those that like to unwind of an evening\*. Additionally, the larger garage and off-road parking offer convenience and security for your vehicles.

With NO UPWARD CHAIN, this home is ready for you to move in to and make it your own. Whether you are a growing family or simply seeking more space, this property on Ebro Crescent is a rare find that combines modern amenities with a peaceful setting. Don't miss the opportunity to view this exceptional home and make it your own. Call us now to book your viewing!

## Approach

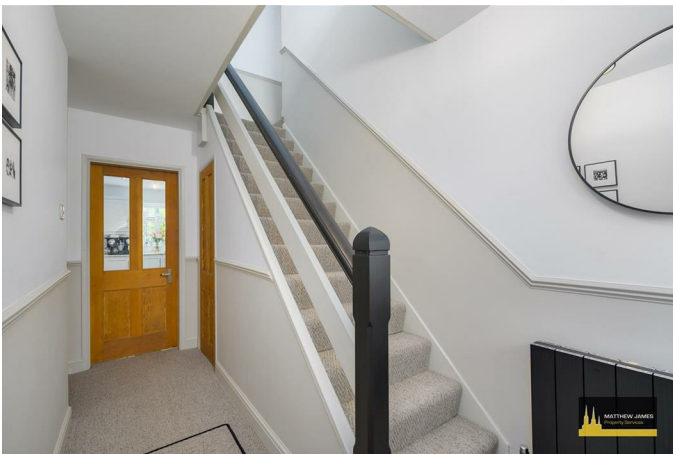


## Off Road Parking



Laid to blocked paving with fenced perimeters and access through the feature front door into the:

## Entrance Hallway



Having stairs off to the first floor, under stairs storage and doors leading off to:

## Family / Dining Room

20' x 11'4 (6.10m x 3.45m)



Having French doors leading to the rear garden patio area, archway that leads to the open plan kitchen dining area and further French doors that lead to the:

## Lounge

11'4 x 11'2 (3.45m x 3.40m)



Having a PVCu double glazed bay window to the front elevation, feature real flame fire place with hearth, mantle and surround.

## Open Plan Kitchen Room

16'9 x 15'9 (5.11m x 4.80m)



Having two PVCu double glazed windows to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a dishwasher, display units, upstands, central island breakfast bar with storage beneath, integrated double oven, hob with extractor over and door that leads to the:

## Utility Room

12'2 x 6'7 (3.71m x 2.01m)



Having a PVCu double glazed door with picture window to the side to the rear elevation, worksurface with cupboard storage, space and plumbing for a

washing machine, space for a tumble dryer and doors leading off to the garage and the:

### Ground Floor Shower Room 10'6 x 6'7 max (3.20m x 2.01m max)



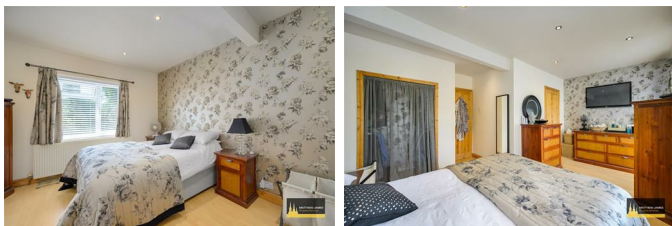
Being of an irregular shape with PVCu double glazed window to the rear elevation, walk-in double shower enclosure with rain head shower over, low level flush WC, wash hand basin and modern tiling to all splash prone areas.

### First Floor Landing



Having a PVCu double glazed window to the front elevation, seating area and doors leading off to:

### Master Bedroom 16'5 x 13'9 (5.00m x 4.19m)



Having two PVCu double glazed windows to the rear elevation, being 'L-shaped' and door leading off to the:

### Master Jack & Jill Bathroom 7'10 x 5'11 (2.39m x 1.80m)



Having a panel bath with rain head shower over, vanity style integrated WC and wash hand basin, inset illuminated shelving, feature LED mirror, ladder style heated towel rail, extractor and modern tiling to all four walls.

### Bedroom Two 12'10 x 9'10 (3.91m x 3.00m)



Having a PVCu double glazed window to the rear elevation.

### Bedroom Three 11'6 x 11' (3.51m x 3.35m)



Having a PVCu double glazed window to the front elevation and fitted wardrobes to each side of the chimney breast.

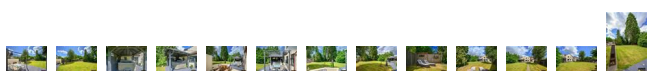
## Bedroom Four

13'2 x 9'10 (4.01m x 3.00m)



Having a PVCu double glazed window to the front elevation and fitted wardrobe to the one wall.

## Rear Garden



Being on a large corner plot mainly laid to lawn with two garden sheds, lovely patio area with inset lighting, down lighting to the walls, outside water tap, power sockets and gazebo enclosing the jacuzzi hot tub\*.

## Garage

19' 17'9 max (5.79m 5.41m max)

Being of irregular shape with up and over door to the front elevation, power and lighting.

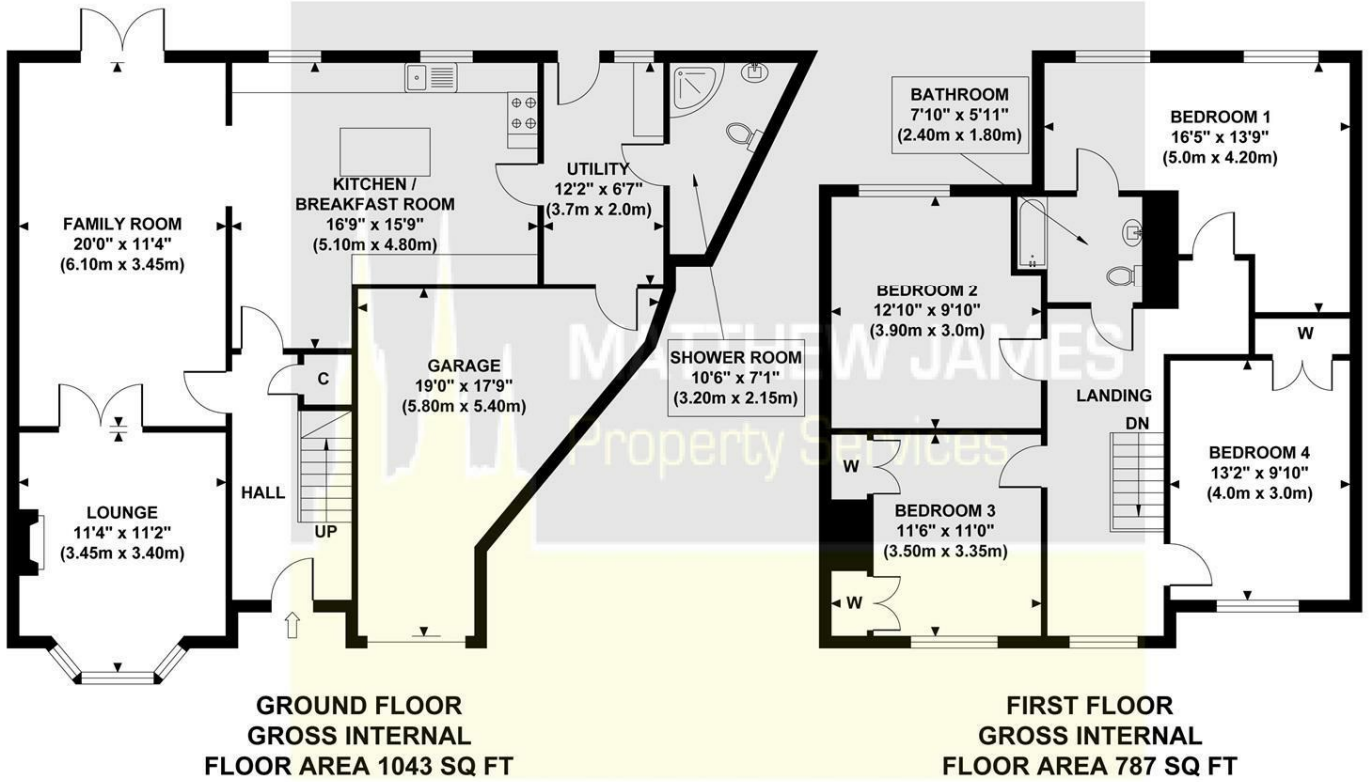
## Aerial Shots



# Floor Plan

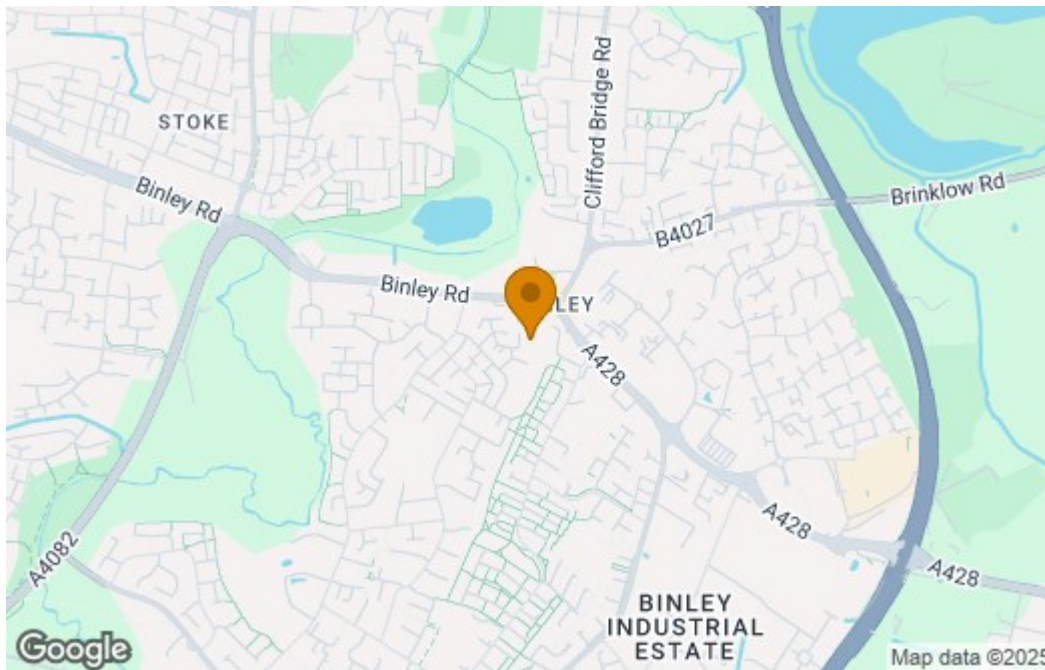
## 14 EBRO CRESCENT

Approximate Gross Internal Area 1830 sq ft / 170.1 sq m

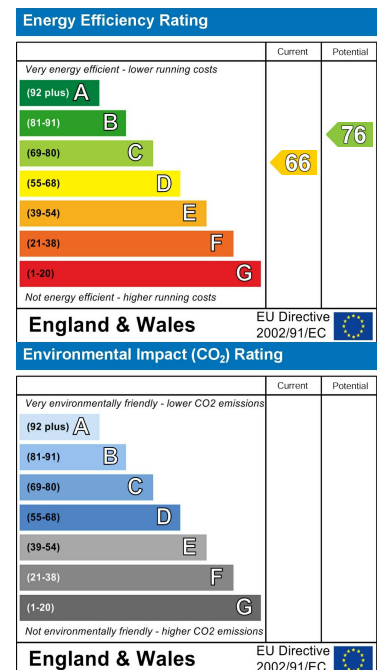


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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