

## 83 John McGuire Crescent Binley, Coventry, CV3 2QH

No Onwards Chain... Semi Detached... Four Double Bedrooms... Open Plan Lounge / Diner... Separate Kitchen... Off Road Parking... Air Conditioning Units... Gas Central Heating... PVCu Windows & Doors... We are so happy to bring to the market, this lovely semi-detached property. Located in the sought after area of Binley, it's within easy reach of all your day to day requirements both personally and professionally, highly rated by OFSTED primary and secondary schools plus much more... We don't expect this one to be around for long, get in touch to arrange your viewing ...

On the ground floor, the entrance hallway has access to a handy utility area which is a good storage space to take care of those coats, shoes and accessories; also fitted out with an electrical supply and can easily fit in the tumble dryer. Continue into the lounge area, which is season ready with its feature fireplace for cozy evenings and air conditioning units to take the heat off the summer months, the lounge opens up into the dining area and separate kitchen. Both have doors leading out to the rear garden space and the garage which has been fully converted to provide a spacious bedroom but would lend itself to many uses such as a play room, home office or hobby room.

The open plan staircase leads up to the three double sized bedrooms (two of which also boast an air conditioning unit) and the spacious family bathroom completing the internal accommodation.

**Offers Over £240,000**

# 83 John Mcguire Crescent

Binley, Coventry, CV3 2QH



- Superb Family Home
- Being Offered With No Onwards Chain
- EPC Rating C
- Four Double Bedrooms
- Close to University Hospital
- Off Road Parking
- Council Tax Band C

## GROUND FLOOR

### Utility Cupboard

3'9" x 3'9" (1.15 x 1.15)

### Lounge

19'2" x 15'7" (5.85 x 4.75)

### Dining Room

8'10" x 8'10" (2.70 x 2.70)

### Kitchen

9'10" x 8'10" (3.0 x 2.70)

### Bedroom Four

17'2" x 7'8" (5.25 x 2.35)

## FIRST FLOOR

### Bedroom One

9'10" x 9'8" (3.0 x 2.95)

### Bedroom Two

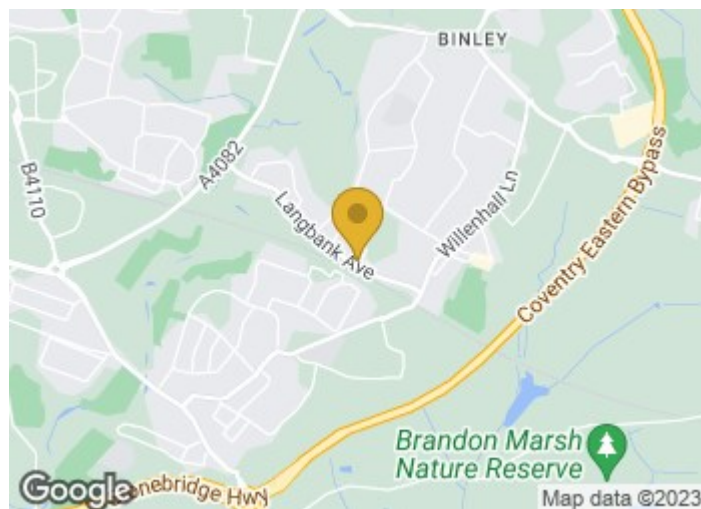
10'7" x 9'6" (3.25 x 2.90)

### Bedroom Three

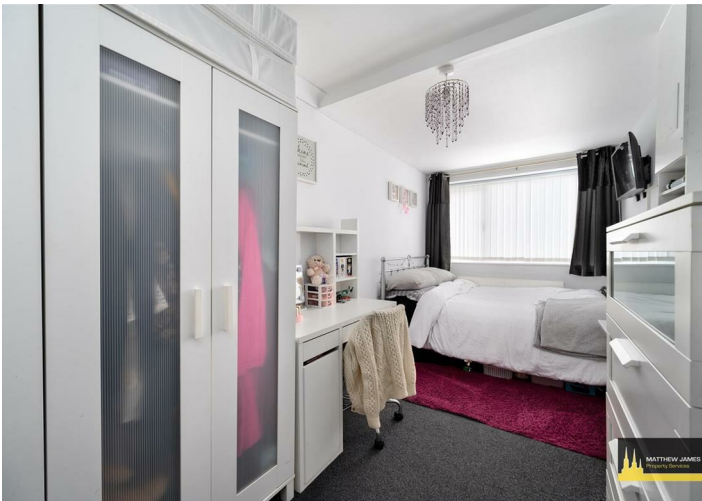
9'10" x 7'0" (3.0 x 2.15)

### Family Bathroom

9'0" x 5'4" (2.75 x 1.65)

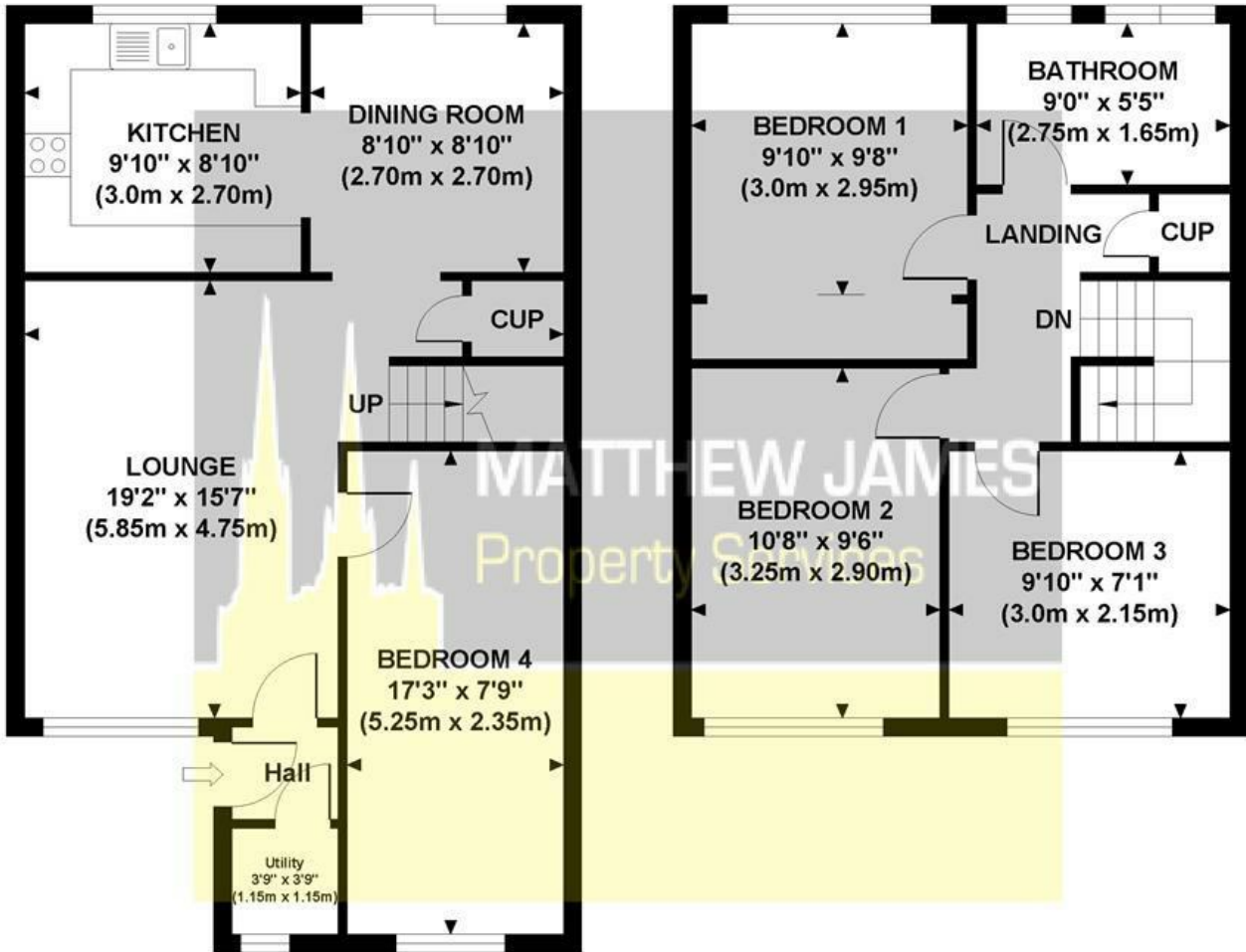


Directions



# JOHN MCGUIRE CRESCENT

Approximate Gross Internal Area  
1035 sq ft / 96.20 sq m



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 564 SQ FT**

**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 471 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	86		
<p>Key: energy efficient - lower running costs</p> <p>(87-91) <b>A</b></p> <p>(81-86) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Key: environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## CONTACT INFORMATION

📍 24a Warwick Row, Coventry CV1 1EY

☎ 02477 170170

✉ info@matthewjames.uk.com

🌐 www.matthewjames.uk.com

📘 Facebook

🐦 Twitter