



## 2 The Pavilion, St Michaels Grange, Coventry, CV3 1QP

**£295,000**

THREE BEDROOMS... SEMI DETACHED... GARAGE AND OFF ROAD PARKING... OPEN PLAN KITCHEN DINING ROOM... MASTER EN-SUITE... CURRENT OWNERS MOVE OUT JULY 2026 SO NO UPWARD CHAIN. Located on St Michaels Grange in Binley, this lovely semi-detached house boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The master bedroom features an en-suite shower room, providing a touch of luxury and convenience.

As you enter the home, you will find the lounge dining room, perfect for entertaining guests or enjoying quiet evenings in. The open-plan kitchen and dining room creates a warm and welcoming atmosphere, ideal for family gatherings and casual dining. The kitchen is well-equipped and designed for both functionality and style.

In addition to the spacious interiors, this property includes a utility room, which adds to the practicality of everyday living. Outside, you will appreciate the off-road parking and the garage, providing ample space for vehicles and additional storage.

Situated in a sought-after development, this home is conveniently close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern family home. Do not miss the chance to make this lovely house your new home. Call us now to book your viewing!

## Approach

### Front Garden

Laid to lawn with hedged perimeter and paved pathway that leads to the front door and into the:

### Entrance Hallway

Having stairs off to the first floor and doors leading to:

### Ground Floor WC

Having a low level WC, wash hand basin, extractor and tiling to all splash prone areas.

### Living Room

16'8 x 10'10 (5.08m x 3.30m)



Having a PVCu double glazed window to the front and rear gardens.

### Kitchen

15'5 x 9'4 (4.70m x 2.84m)



Having a PVCu double glazed window to the front elevation, a range of wall base and drawer units with work surface and upstands over, integrated four gas ring hob with extractor over, waist height oven, space for a fridge freezer, seating area, PVCu double glazed French doors to the rear garden area and door that leads to the:

### Utility Room

7'5 x 6'2 (2.26m x 1.88m)

Having a double obscure glazed door to the rear elevation, worksurface with space and plumbing beneath for a washing machine and wall mounted central heating boiler.

## First Floor Landing



Having a PVCu double glazed window to the front and rear elevations, balustrade, airing cupboard, access to the loft area (fully insulated) and doors leading off to:

### Master Bedroom

11'10 x 8'5 (3.61m x 2.57m)



Having a PVCu double glazed window to the front elevation, built-in wardrobes to the one wall and door leading off to:

### Master En-Suite



Having a PVCu double glazed window to the rear elevation, walk-in shower enclosure, low level flush WC, corner wash hand basin, extractor and tiling to all splash prone areas.

### Bedroom Two

9'7 x 8'10 (2.92m x 2.69m)



Having a PVCu double glazed window to the rear elevation.

### Bedroom Three

9'7 x 7'7 (2.92m x 2.31m)



Having a PVCu double glazed window to the front elevation.

### Family Bathroom



Having a PVCu double obscure glazed window to the front elevation, panel bath with shower attachment, low level flush WC, washbasin, extractor and tiling to all splash prone areas..

### Rear Garden



Having paved patio area, fenced perimeter. outside water tap and a pedestrian gate that leads to the garage.

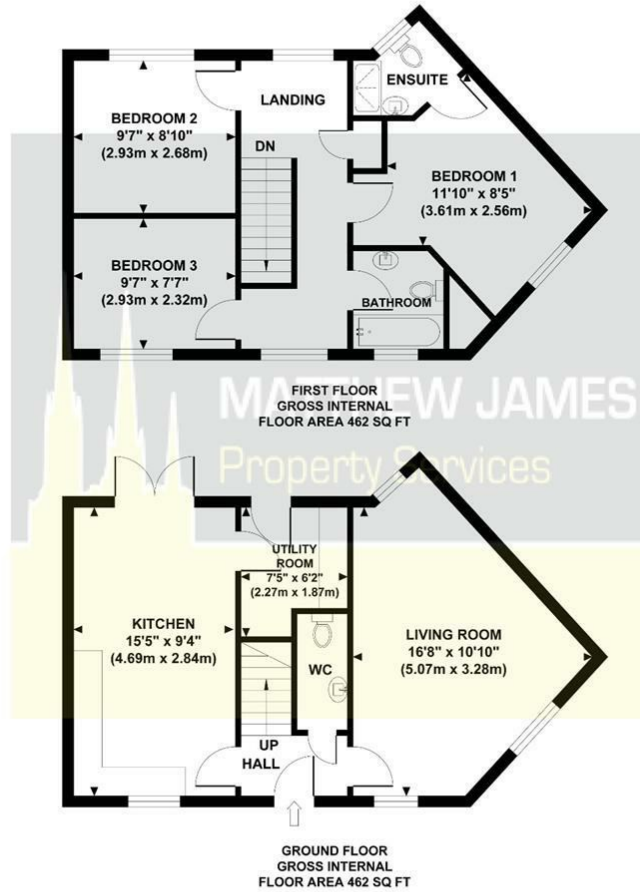
### Garage

Having an up and over door and power / lighting.

# Floor Plan

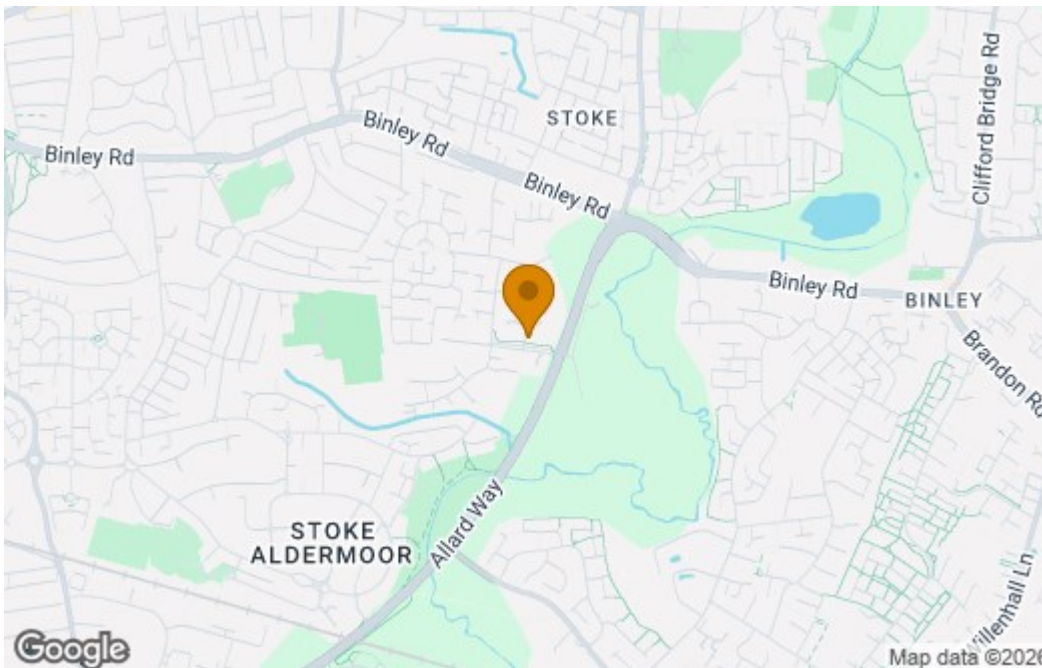
## 2 THE PAVILLION

Approximate Gross Internal Area 924 sq ft / 85.80 sq m

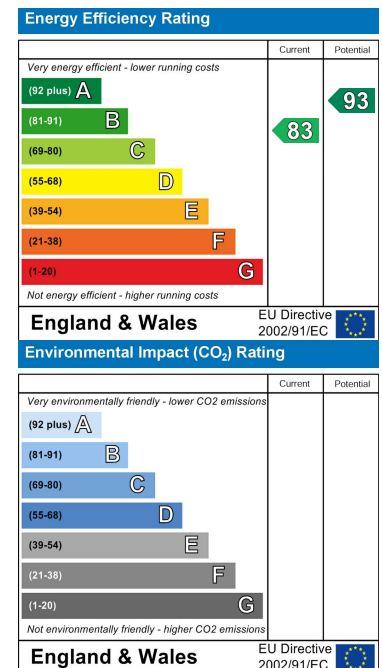


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter