

50 JOHN MCGUIRE CRESCENT

£280,000



“A great home in a quiet location”

Binley, Coventry

Situated along a peaceful, residential crescent yet with the convenience of local amenities and services within walking distance, this 3 bedroom, semi-detached home is stylishly presented and has versatile accommodation, a rear garden and plenty of off-street parking.

- 3/4 bedrooms
- Ample off road parking
- Garden
- Cosy wood burner
- Stylish, modern kitchen
- Garden storage shed
- Convenient to amenities
- Peaceful crescent location



Enter the property into the reception hallway and move into the living room: this attractive space is large enough to accommodate plenty of furniture, features a cosy wood-burning fire and is a great spot for the family to spend time together and enjoy a movie.

The kitchen/ diner spans the full width of the property and sits to the rear of the home. The modern kitchen has stylish floor and wall cabinets offering plenty of storage and there is ample counter-top surface for food preparation. All modern conveniences are included: there is an induction hob, waist height double oven, large built-in American-style fridge freezer, integrated dishwasher and cupboards housing a washing machine and tumble dryer.

At the far end of the kitchen there is a useful breakfast bar island around which everyone can gather for meals or perch on the high stools to enjoy a coffee and a chat.

A set of French doors lead out to the rear garden patio.

To the front of the property sits a versatile bonus room, converted from the existing garage; currently used as a home office and bedroom, this useful addition space could also be used as a dedicated dining room, playroom, craft room or home gym.



Upstairs, there are three bedrooms, leading off a central landing as well as a useful airing cupboard. Two bedrooms overlook the front of the property and the large, master bedroom overlooks the rear garden. The shower-room features a light-coloured suite and includes a large walk-in shower cubical, wash hand basin and WC.



Outside: The property is approached across a large driveway, offering plenty of off-street parking. There is a useful side access gate which leads around the side of the property to the rear. The garden has three seating areas: patio, decking directly to the rear of the property and raised decking - great spots to enjoy a family summer barbecue or evening drinks outside. There is also a useful garden shed for storage.



Area: The property is located in Binley, a popular area of Coventry. The John McGuire Crescent is a quiet and peaceful location and with green spaces just a stone's throw away, yet having the benefit of amenities and services on the doorstep: there are plenty shops, takeaway food outlets and a public house. There is also a selection of schools within walking distance: perfect for families, as well as conveniently located to the nearby hospital. For the commuters, the location couldn't be better, with quick links to local transport hubs and easy access to the M6, M40 and M42.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	C
Heating:	Radiators; Gas
Services:	Mains gas, water, electricity and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

* correct as of instruction date | ** Source: BT



EPC and floor plan available on the website.

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