



Cranborne Chase, Walsgrave, Coventry, CV2 2JH



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer for sale this deceptively spacious semi detached property in the sought after area of Walsgrave in Coventry. Situated within walking distance of University Hospital and in close proximity of some excellent local amenities including shops and good schooling. Access to major road networks and motorway links are just a short drive away as well as being a short driving distance into the city centre.

This much loved home has been in the same family since it was built in the 1970's and over the years it has been beautifully maintained and updated. Presented in immaculate condition throughout the ground floor comprises: entrance hallway, w.c, a handy storage cupboard and access into the integral garage which is currently used as part utility room. The kitchen has been refitted with cream 'shaker' style units incorporating integrated appliances to include an under counter fridge, dishwasher, built in oven, hob and extractor. Completing the ground floor is a gorgeous and spacious lounge/dining room with feature fireplace and sliding doors into the garden.

To the first floor the large landing area has a useful storage cupboard. There are three generously proportioned double bedrooms, two boasting a range of built in wardrobes. A good sized refitted bathroom with corner bath and separate shower enclosure completes the upstairs of this fantastic family home. The property further benefits from a boarded loft with pull down ladder, gas central heating and upvc double glazing throughout.

Externally there is a fantastic large rear garden enclosed by tall mature hedgerows, offering a huge amount of privacy, which has a paved patio area and well tended lawn, a pathway down the garden leads through to a feature circular patio and decorative gravelled area, there are three timber sheds and a secure side gate which leads to the front of the property.

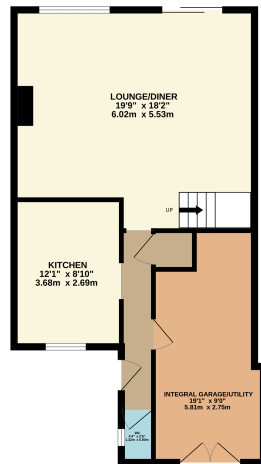
This property absolutely must be viewed!



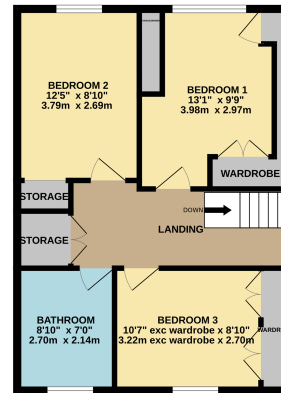
- SPACIOUS SEMI DETACHED
- THREE DOUBLE BEDROOMS
- GENEROUS FAMILY BATHROOM
- GARAGE/UTILITY
- WELL PRPORTIONED LOUNGE/DINING ROOM
- REFITTED KITCHEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- DOWNSTAIRS WC
- LARGE LANDSCAPED REAR GARDEN
- CLOSE TO EXCELLENT AMENITIES
- CLIFFORD PARK, WALSGRAVE



GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.8 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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