



## QUORN WAY

COVENTRY, CV3 2JU

GUIDE PRICE £290,000  
FREEHOLD

Set within the popular suburb of Binley in Coventry, this spacious three-bedroom semi-detached home offers generous living accommodation and excellent potential. Occupying a fantastic plot, the property provides ample space throughout and presents a wonderful opportunity for buyers looking to create their ideal home.

# QUORN WAY

- Great Potential Throughout
- Substantial Garden
- Utility Room
- 3 Bedrooms
- Garage
- Off Road Parking
- Close To Amenities
- Great Road Links Nearby



## Ground Floor:

-Upon entering the property, you are welcomed into an entrance porch which leads through to the central hallway, providing access to all accommodation within the home.

-Situated at the front of the home and flooded with natural light, the spacious lounge is complete with a feature electric fireplace.

-Located at the rear of the home is the open-plan kitchen/diner, fitted with a range of wall and base units and complete with an integrated oven, electric hob and microwave. The kitchen also provides ample space for a family dining table.

-The kitchen conveniently leads to a utility room, which offers additional fitted storage, a sink, and under-counter space for white goods. This practical space also provides access to the rear garden and the integral garage.

## First Floor:

-The main bedroom is a generous double room at the front of the home, offering ample space for freestanding bedroom furniture.

-Bedroom two is a further good-sized double room at the rear of the home, which also benefits from a built-in wardrobe.

-Bedroom three is a single room that would also make the perfect home office or nursery and is complete with a fitted wardrobe.

-The family bathroom is conveniently positioned close to all bedrooms and is finished with a fully tiled suite, comprising a bath, hand basin, and W/C.

## Garden, Exterior & Further Property Information:

-To the rear, this charming home benefits from a substantial garden, offering excellent potential for extension (subject to relevant planning permissions). The garden is predominantly laid to lawn with established foliage borders, providing a pleasant and private outdoor space.

-This attractive home also benefits from an integral garage, driveway parking and gas central heating. It is situated in a sought-after area, close to schools, local shops, and within easy reach of the motorway.

-Surrounded by all the amenities that Coventry has to offer, this lovely home provides a comfortable and welcoming community lifestyle.

## Important Property Information:

Tenure: Freehold

Local Authority: Coventry City Council

Council Tax Band: C

EPC: D

Disclosure: We understand that this property experienced subsidence over 30 years ago, which was fully rectified through underpinning. All relevant documentation is available as proof, and there have been no issues since.

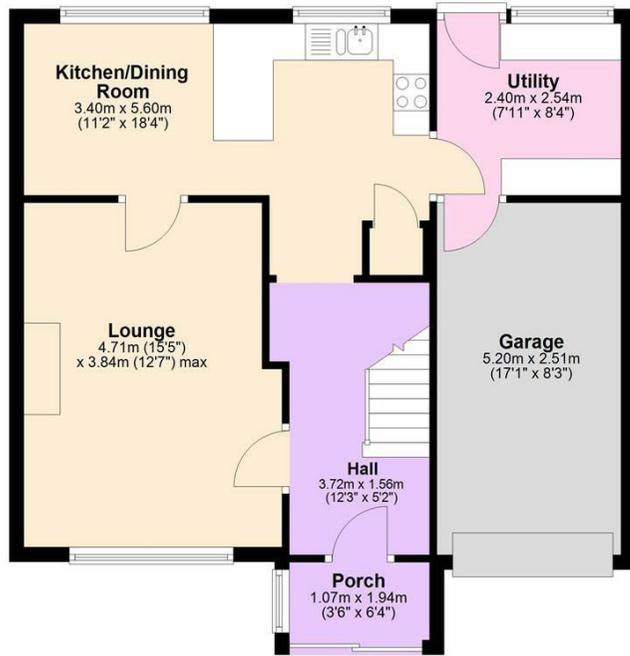


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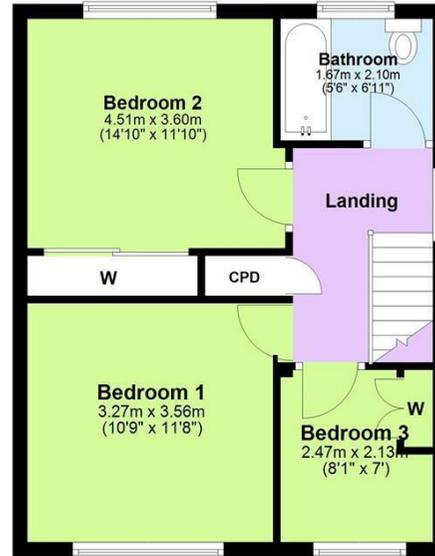
### Ground Floor

Approx. 62.5 sq. metres (673.1 sq. feet)



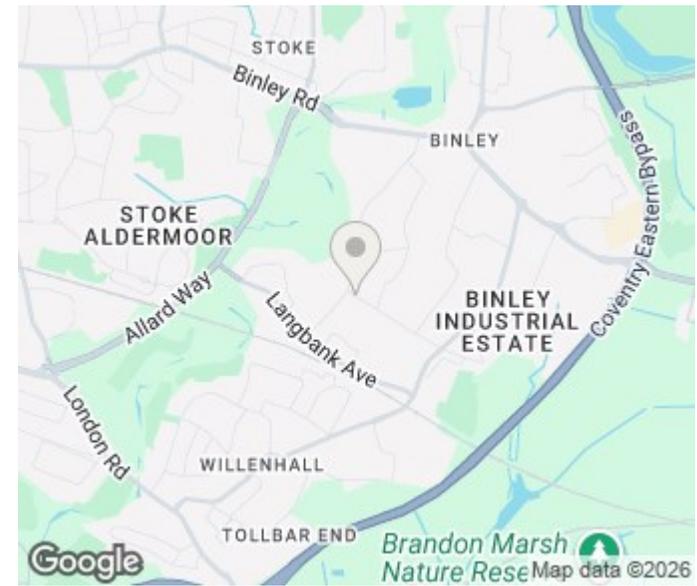
### First Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



Total area: approx. 105.6 sq. metres (1137.0 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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