

68 John McGuire Crescent,  
Coventry, CV3 2QH

£249,995

**For Sale**



3



1



1



- Spacious Semi
- Gas central heating & uPVC double glazing
- Shops, buses and schools nearby
- Through Lounge with Dining area
- Oak style fitted kitchen
- Three DOUBLE bedrooms & bathroom
- Front driveway and rear gardens

**Location:** Along London Rd, at the Asda island take 2nd exit into Allard Way, right into Langbank Ave, 5th left into John McGuire Cres

**Paul  
Chillingsworth  
Homes**

Email: [enquiries@covagent.co.uk](mailto:enquiries@covagent.co.uk)  
Call **02476 258492**  
Website: [www.covagent.co.uk](http://www.covagent.co.uk)



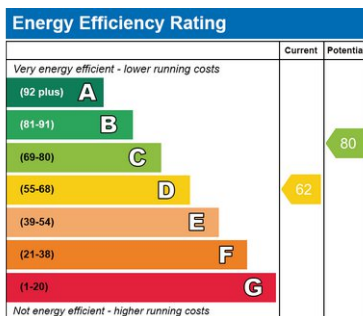
## Floorplan

For identification purposes only- NOT TO SCALE  
Position of doors & windows are approximate



Located just off Langbank Ave, with shops, schools and buses on the doorstep. The property has combi gas central heating, uPVC double glazing and oak style doors throughout. Briefly it comprises, Hall, Through Lounge with Dining area, fitted oak style kitchen with integrated appliances, while upstairs are 3 double bedrooms and a modern bathroom. There is front parking and a rear garden.

<b>Tenure</b>	<b>Freehold</b>
<b>Council Tax</b>	<b>Band C</b>



<b>Entrance hall</b>	with uPVC double glazed front door, built in large storage cupboard and stairs to the first floor
<b>Through Lounge with Dining Area</b>	7.40 x 4.66 - (24'3" x 15'3") overall, 2 central heating radiators, full length uPVC double glazed front windows and large sliding patio doors to the garden
<b>Kitchen</b>	2.85 x 2.75 - (9'4" x 9'0") with range of oak style base and wall units with black fleck worktops, 1 1/4 bowl sink, built in appliances inc gas hob, electric oven and Fridge freezer.
<b>Stairs &amp; Landing</b>	
<b>Bedroom 1 front</b>	4.16 x 3.04 - (13'8" x 10'0") overall into recess, central heating radiator and uPVC double glazed window.
<b>Bedroom 2 rear</b>	3.40 x 3.04 - (11'2" x 10'0") overall into recess. Central heating radiator and uPVC double glazed window
<b>Bedroom 3 front</b>	3.06 x 2.49 - (10'0" x 8'2") with central heating radiator and uPVC double glazed window
<b>Bathroom</b>	Having shower bath with glass screen, vanity unit with wash basin, cupboard below and concealed cistern WC. Heated towel rail and uPVC double glazed window
<b>Outside</b>	Front: lawned garden with driveway parking Rear: Patio with lawned garden beyond

*These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.*

Email: [enquiries@covagent.co.uk](mailto:enquiries@covagent.co.uk)  
Call **024 76 258492**

Website: [www.covagent.co.uk](http://www.covagent.co.uk)  
Correspondence address: Friars House,  
Manor House Drive, Coventry CV1 2TE

**Paul  
Chillingsworth  
Homes**