

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



3 Lifeguard Mews  
Coventry, CV3 1QA

Offers Over £150,000



## 3 Lifeguard Mews

Coventry, CV3 1QA

Loveitts Coventry are pleased to market for sale this spacious, two bedroom, coachhouse apartment which is located in the popular New Stoke Village. With a well-presented interior, garage, off-road parking, en-suite and a juliet balcony, this is an ideal property for a first time buyer or investor looking to add to their portfolio.

The accommodation comprises of an entrance door with stairs rising to the hallway leading to doors to bedrooms, bathroom and living area. The open plan living area features the "juliet" balcony and fully fitted kitchen with integrated appliances.

The master bedroom features an en-suite shower room while the main bathroom benefits from a full-size bath with shower over.

Parking for the property is found in front of the included garage which provides additional storage and/or parking for the property.

For more information or to arrange a viewing, please contact our Coventry team or visit [www.loveitts.co.uk](http://www.loveitts.co.uk)





- Two Bedroom Coach-house Apartment
- Modern Estate Location
- Built In 2011
- Garage And Off-Road Parking
- Juliet Balcony
- En-Suite To Master
- Fully Fitted Kitchen
- First-Time Buyers
- Attention Investors

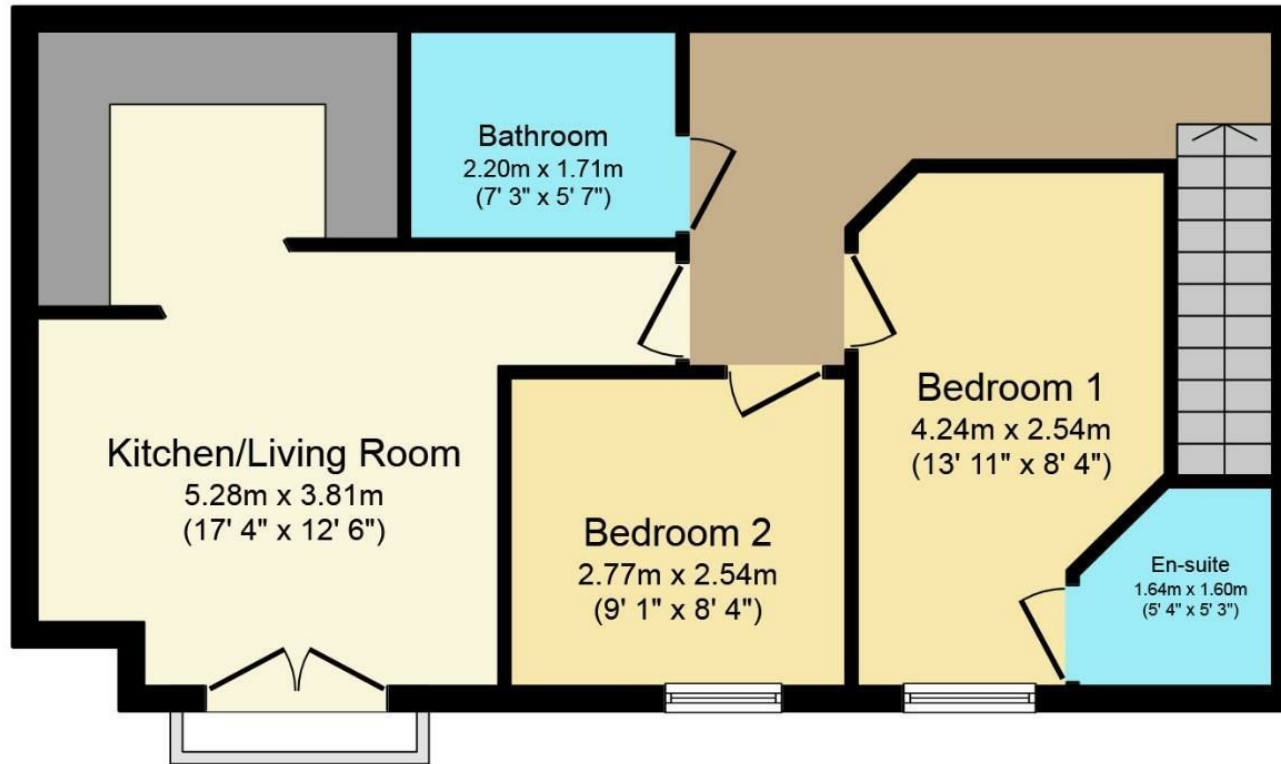
Lifeguard Mews is located in New Stoke Village, a short drive from both Coventry City Centre and the University and is part of a modern estate built in 2011, walking distance from Bluecoat School.

Transport links via the A4114 and Coventry Rail Station are a short drive away making this an ideal location for commuters and local families alike.

Parking for the property is found in front of the included garage.



## Floor Plan



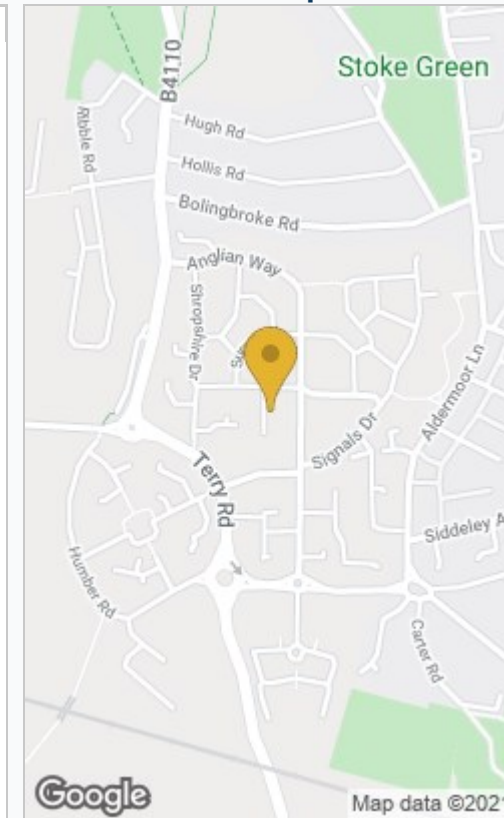
## Floor Plan

Floor area 54.7 sq. m. (589 sq. ft.) approx

Total floor area 54.7 sq. m. (589 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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