



 **2**
Bedrooms

 **2**
Bathrooms



****NO ONWARDS CHAIN**BRILLIANT FOR FIRST-TIME BUYERS OR INVESTORS**** A well-presented two-bedroom end-of-terrace family home built in 2011 located in a cul-de-sac and with a larger than average rear garden. The property boasts excellent transport links to Coventry City centre, A444, A46, A45, and Whitley JLR.

Briefly comprising of entrance hallway, ground floor W/C, lounge with understairs storage cupboard, kitchen/diner with oven, gas hob, space for appliances, and combi boiler location. On the first floor are two bedrooms with the master benefiting from built-in storage, part tiled white suite family bathroom. To the side of the property are two parking spaces in tandem with multiple visitor parking spaces opposite and to the rear is a larger than average lawned southwest-facing garden with a small wooden shed. Other features include double glazing and gas central heating throughout, no onwards chain.

****See our virtual 360 viewing before booking a viewing. EPC and floor plan to be provided shortly****

Good to know:

EPC - TBC

Built 2011 - Millar homes

Consumer unit located in entrance hallway installed 2011

Council tax band - B - £1615

If rented the property could achieve £925/£950pcm.

Rear garden - South-west facing.

Measurements in foot

Hallway - 6.02ft X 3.69ft

W/C - 5.19ft X 2.93ft

Lounge - 14.12ft X 9.97ft

Storage cupboard

Kitchen/Diner - 8.74ft X 13.25ft - boiler location

Bedroom 1 (front) - 10.45ft X 13.36ft

Landing - loft access - no boarded

Bedroom 2 (rear) - 12.51ft X 6.79ft

Bathroom - 6.45ft X 6.19ft

