 **3**
Bedrooms

 **2**
Bathrooms

Offers over £220,000
Gleneagles Road, Wyken, Coventry, CV2 3BP



****PRICED TO SELL**NO ONWARDS CHAIN**NEW BOILER**** A three-bedroom semi-detached property for sale, offering great potential for family living. Located in the popular area of Wyken the property is just off the Ansty Road, right by Walsgrave Hospital and with easy links to M6, A46 and local primary and secondary schools.

Briefly comprising of entrance hallway with a storage cupboard, ground floor W/C, fitted kitchen with oven, electric hob and space for appliances, lounge/diner with bay window and electric fireplace, and conservatory. To the first floor are two double bedrooms one with a bay window and the other with built-in storage, and a single box bedroom, storage cupboard with a modern Baxi boiler installed in 2021 and serviced in March 2023, part tiled white suite bathroom with an electric shower only. Outside to the front is a low maintenance garden and the rear is mainly laid to lawn with a patio area, to the bottom of the garden is a summer house that's sitting on a patio area, that could be used as off road parking if some minor changes were made to the fence. Other features include double glazing, gas central heating, no onwards chain, new modern boiler installed 2021 and serviced in march 2023, and close to Walsgrave hospital.

Good to know:

Probate applied for March 2023

No onwards chain.

Council tax band C - £1845

EPC - D

The property is approx 99 Sq Meters / 1,065 Sq feet.

Measurements in feet.

Hallway

W/C - 2.87ft X 1.88ft

Kitchen - 7.29ft X 7.50ft

Lounge/Diner - 24.88ft (max) X 11.09ft

Conservatory - 9.59ft X 8.29ft

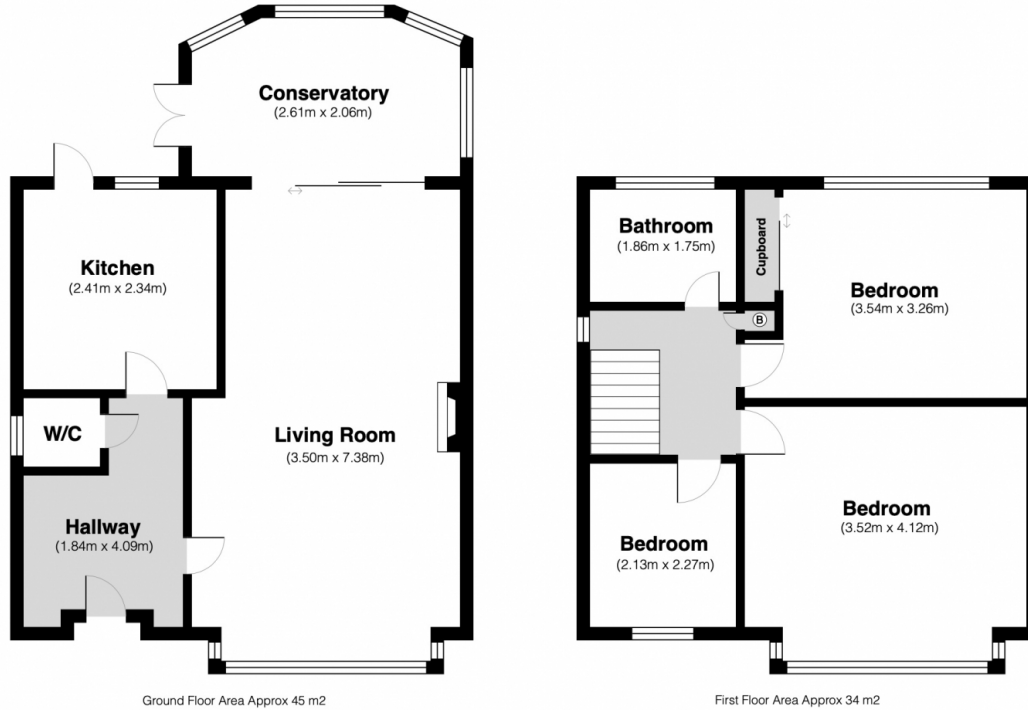
Landing - loft access and boiler location.

Bathroom - 5.25ft X 5.71ft

Bedroom 2 - rear double - 10.33ft X 11.11ft

Bedroom 1 - front double - 13.84ft (max) X 11.16 (max)

Bedroom 3 - front single - 7.12ft X 6.59ft



Total Area Approx 79 m2

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.



| Energy Efficiency Rating | | |
|--|-----------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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