 **3**
Bedrooms

 **1**
Bathroom



Suttons are proud to offer for sale a well-presented and spacious three-bedroom semi-detached family home in the popular area of Walsgrave. The area boasts a wealth of local amenities such as close proximity to Walsgrave Hospital, Eastern Bypass A46, M6, Tesco's, Aldi, The Red Lion pub and Cardinal Wiseman & Whittle Schools.

Briefly comprising of entrance hallway, spacious lounge with bay window and fireplace, kitchen/diner with space for appliances, understairs storage cupboard, and conservatory. To the first floor is a fully tiled modern bathroom with a shower over the bath, two spacious double bedrooms and a single box room. Outside to the front is a garden laid to lawn with shrubs providing privacy from the road, driveway with drop kerb for off road parking, single garage and to the rear is an east-facing garden mainly laid to lawn to a patio area. Other features include double glazing and gas central heating, parquet flooring and plenty of further scope to extend (subject to planning).

Good to know:

Council Tax band - C - £1943 pa

EPC Rating - C

82 Sq Meters / 882 sq foot

Boiler located in the garage - installed 2012. Last Serviced 06/06/23.

Loft accessed via the landing - insulated, no ladder, not fully boarded.

Fuse box, electric meter and water meter located in the garage, with the gas out front in the storage cupboard.

Measurements in feet:

Entrance Hallway

Lounge - 15.15 x 12.88

Kitchen/diner - 10.54 x 16.14

Conservatory - 9.23 x 6.59

Garage - 19.14 x 8.56

Bathroom - 7.94 x 5.39

Bedroom 1 (front) 9.01 x 15.16 (max)

Bedroom 2 (rear) 7.94 x 13.10 (max)

Bedroom 3 (front) 9.79 (max) x 6.95

Landing - Loft access.


Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 354 Woodway Lane, CV2



This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.