



E ELIZABETH
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38 BOSWELL DRIVE

COVENTRY, CV2 2DH

- WALKING DISTANCE TO UNIVERSITY HOSPITAL
- DETACHED
- 3 DOUBLE BEDROOMS
- 2 BATHROOMS
- DRIVEWAY WITH 3/4 SPACES
- SPACIOUS, LOW MAINTENANCE REAR GARDEN
- KITCHEN/DINER
- SUPERMARKETS & AMENITIES CLOSE BY
- EPC RATING D
- COUNCIL TAX BAND C



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THE PROPERTY

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DETACHED HOUSE - THREE DOUBLE BEDROOMS - CLOSE TO UNIVERSITY HOSPITAL - MUST BE VIEWED

This detached house has come to market with three double bedrooms with the main bedroom having the benefit of an ensuite. The property is in a good decorative order, and has both central heating and double glazing. The house is within walking distance of University Hospital, Walsgrave Triangle and plenty of good supermarkets and easy access to M6.

In brief the accommodation comprises, porch leading into a good sized living room, and a lovely fully fitted kitchen with integrated cooker and hob and dishwasher. You have space in the kitchen for a table and chairs and this in turn leads into a conservatory overlooking the garden. The garage has been converted into a useful games/storage room.

To the first floor accommodation you have three double bedrooms, ensuite to the main bedroom, and a family bathroom. To the rear of this house you have a good sized garden, with patio area, along with fenced area which leads into a lawned area with various plants and shrubs. To the front of the property you have a good sized driveway with parking for several vehicles.

We expect high demand for this property so to book in a viewing please call our friendly Coventry office team.

THE LOCATION
Boswell Drive is located just off the Ansty Road and is found just a few minutes walk from Coventry's University Hospital. This quiet street provides a good, respected area for families and professionals.

For commuters, Junction 2 of the M6 motorway is around 1 mile away. There are numerous local supermarkets and shopping facilities. Further local amenities include the Showcase Cinema and Megabowl, both being within walking distance.

Local good schools include Caludon Castle and Walsgrave Primary.

ELIZABETH DAVENPORT
MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management



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THE LOCATION

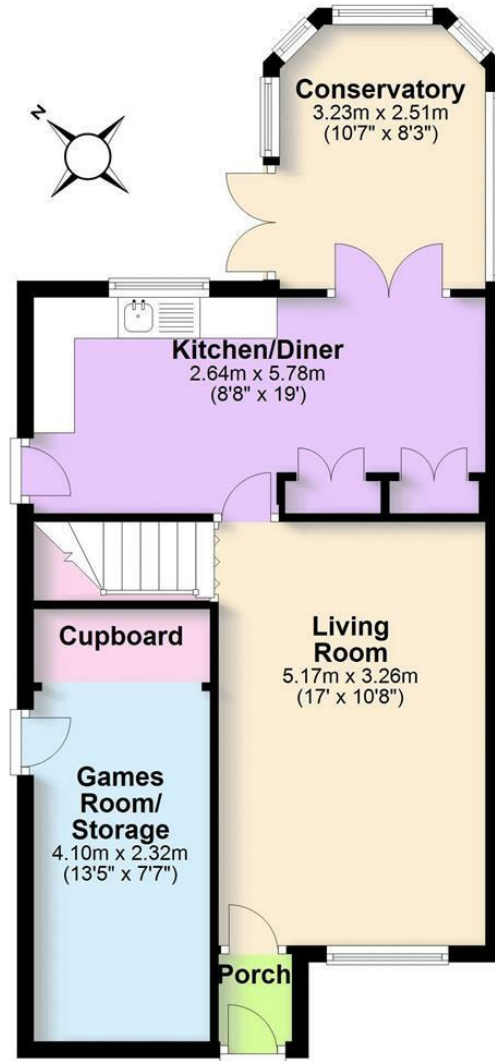
MULTI-AWARD WINNING ESTATE & LETTING AGENTS - BEST ESTATE AGENT GUIDE WINNERS - GOOGLE 5 STAR RATING

Call us for a free property appraisal, we're here to help you move.

THE FLOORPLAN

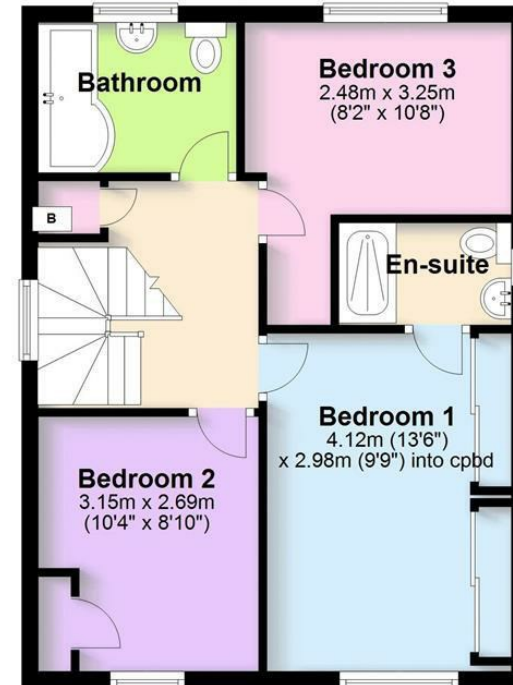
Ground Floor

Approx. 56.3 sq. metres (606.4 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



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