



6 WRYNECK WALK

COVENTRY, CV4 9YG

- FOUR BEDROOMS • BRICK BUILT GARAGE • SPACIOUS LOUNGE WITH BAY WINDOW • EXCELLENT DINING KITCHEN • FAMILY BATHROOM & EN-SUITE • EXCELLENT DECORATIVE CONDITION • LANDSCAPED REAR GARDEN • INTEGRATED KITCHEN APPLIANCES • EPC RATING C • COUNCIL TAX BAND E



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THE PROPERTY

The Property

This spacious detached property was built by Taylor Wimpy in 2010 and offers flexible well balanced accommodation over two floors. The plot is generous and the rear garden is not overlooked from the far end. The property is found in good decorative order and would suit anyone looking for a home ready to move into.

The accommodation briefly offers, Entrance Hall with Cloakroom and WC, spacious Living Room with bay window, excellent size Dining Kitchen with range of integrated appliances including hob, oven, dishwasher and washing machine. To the first floor there are four bedrooms a Family Bathroom and an Ensuite Shower Room off the Master Bedroom.

Externally there is direct vehicular access to a driveway providing ample off street car parking for two/three vehicles before leading to a brick garage. The rear garden is of a good size being professionally landscaped with a good sized patio and lawn area.

The Location

The local area benefits from a number of shops including a Spar Shop, Chemist, Pet Shop and Fish & Chip Shop, all located at Bannerbrook Park. Both Tesco and Sainsburys are an approximate 10 minute drive away.

Also within walking distance are Tile Hill village shops and there are a number of bus routes which pass close to the property via Banner Lane. The area is ideally located for commuters being less than a mile from Tile Hill Railway Station. From here, trains run to Birmingham International (for Airport), New Street (for City) and Coventry. Connecting trains continue on to London Euston.

Warwick University, Westwood Business Park and the A45 Birmingham/London Trunk Road are a few minutes away by car. Of particular benefit to families, the property falls within the catchment of Balsall Common's well regarded Secondary School, Heart of England and a number well rated primary schools as well.

Elizabeth Davenport

MARKETED BY ELIZABETH DAVENPORT ESTATE AGENTS

Like the look of this property? What attracted you to it? Maybe the high quantity of superb photos and the floorplan showing dimensions and the layout. All of our properties attract more views because the marketing is of a higher standard than other Estate Agents so we sell properties more



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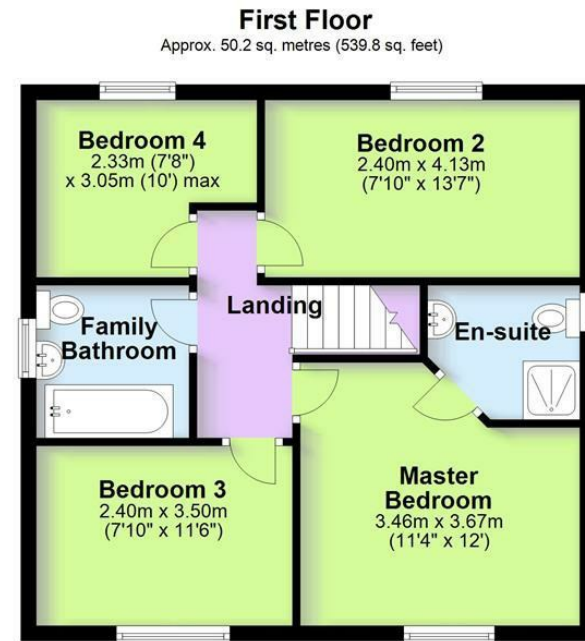
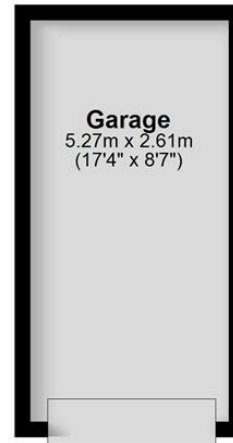
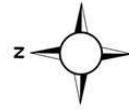
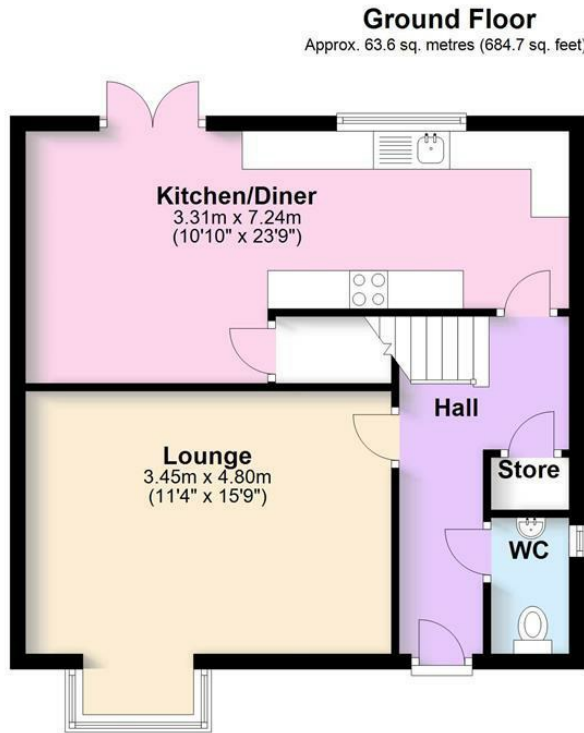


THE LOCATION

quickly and for higher prices.

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THE FLOORPLAN



Total area: approx. 113.8 sq. metres (1224.5 sq. feet)



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