



## 43 SEAGRAVE ROAD

COVENTRY, CV1 2AB

- 2 DOUBLE BEDROOMS
- DRIVEWAY & PARKING
- CENTRAL LOCATION
- EASY WALKING DISTANCE TO TOWN CENTRE, STATION & UNIVERSITY
- REFITTED KITCHEN
- REFITTED BATHROOM
- SOUTH WEST FACING GARDEN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- EPC RATING TBC, COUNCIL TAX BAND A



## THE PROPERTY

A traditional terrace, located just outside Coventry city centre in a quiet cul-de-sac within walking distance of Coventry University and the JLR site at Whitley.

The accommodation briefly offers; Vestibule Hall, Lounge with feature inglenook fireplace, Dining Room, built in store, fitted Kitchen with range of modern units. To the first floor there are two bedrooms and a bathroom with white suite.

Outside there is direct car access to a two car driveway, to the rear there is an attractively landscaped rear garden with a patio seating area with the majority laid to lawn.

Please call Elizabeth Davenport Coventry office to book your viewing appointment.





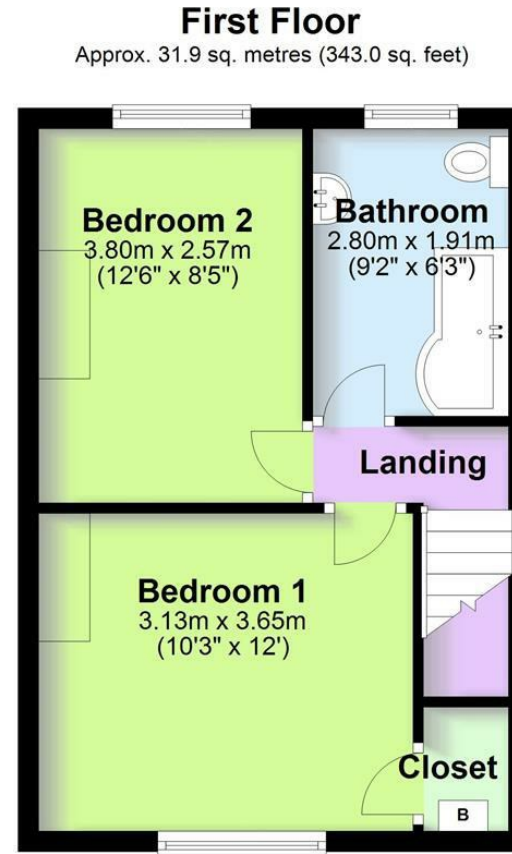
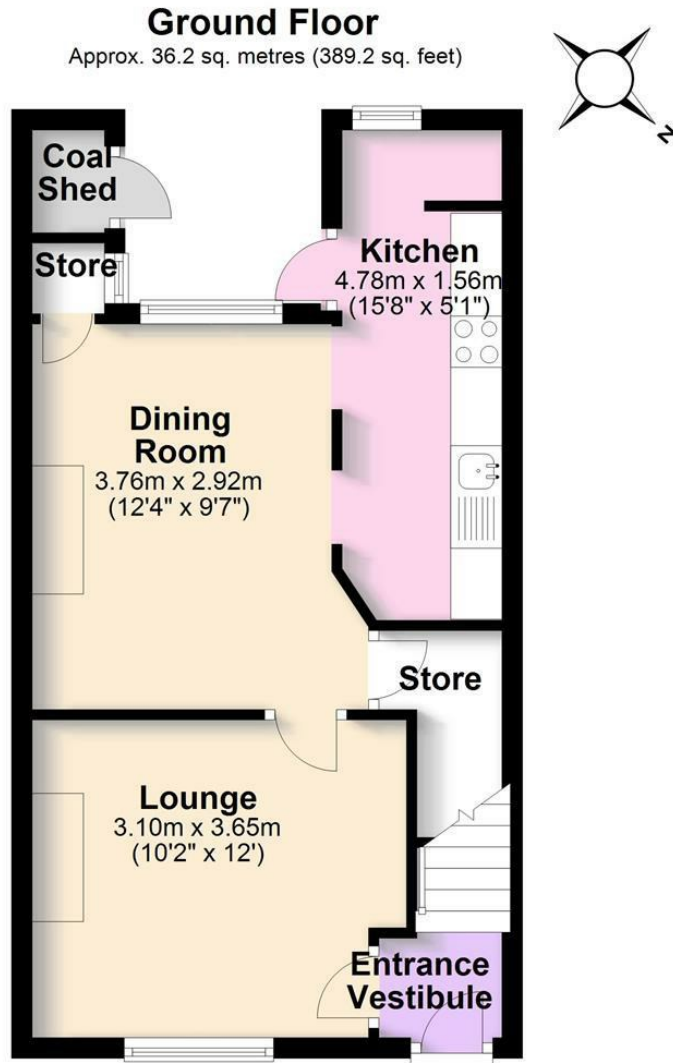


## THE LOCATION

Seagrave Road is an attractive and quiet cul-de-sac that is just yards from Acacia Avenue and the London Road. Particularly popular with first time buyers and investment landlords the area offers good quality accommodation at really realistic prices. There are a multitude of local conveniences within walking distance and good transport links provide easy access to the extensive selection of shops, restaurants and entertainment venues in the city centre. Jaguar Land Rover at Whitley is less than 2 miles to the south along with connecting commuter links to the A46 and M40. Coventry University's Engineering and Computer Faculty is just 1.1 miles from the doorstep and the main campus a further short walk away. University Hospital in Walsgrave is around 10 minutes drive away. Good local schools include the Whitley Academy. [All distances and times sourced from Google Maps and may)



THE FLOORPLAN



Total area: approx. 68.0 sq. metres (732.3 sq. feet)