



HR ESTATE AGENTS

2 Bedrooms

House - Terraced

Offers Over

£190,000

Located in

Coventry





Grayswood Avenue

Coventry | CV5 8HL



James Whalley is proud to present this well-presented two-bedroom terraced home, ideally located in the sought-after Coundon area—boasting stunning views over open fields to the rear.

This inviting property features a compact entrance that opens directly into a bright and spacious lounge, ideal for family relaxation. To the rear, you'll find a modern, refitted kitchen that leads to a hallway and access to the rear garden.

Upstairs, the home offers a generously sized family bathroom complete with a separate shower, bathtub, wash basin, and WC. There are two double bedrooms, each offering comfortable living space. The loft is fully boarded and insulated, providing excellent storage or potential for future use.

Externally, the property benefits from a hardstanding area at the front for ease of maintenance. The rear garden features a well-kept lawn, a raised decking area perfect for outdoor seating, and two useful storage sheds.

A standout feature of this home is the private rear gate that opens directly onto the picturesque Lake View Fields—ideal for morning walks, family outings, or simply enjoying the scenery. Residents also benefit from a secure entry gate for added peace of mind.

Conveniently located just 2.7 miles from Coventry City Centre and only 0.1 miles from local shops and amenities, this property offers both comfort and convenience.

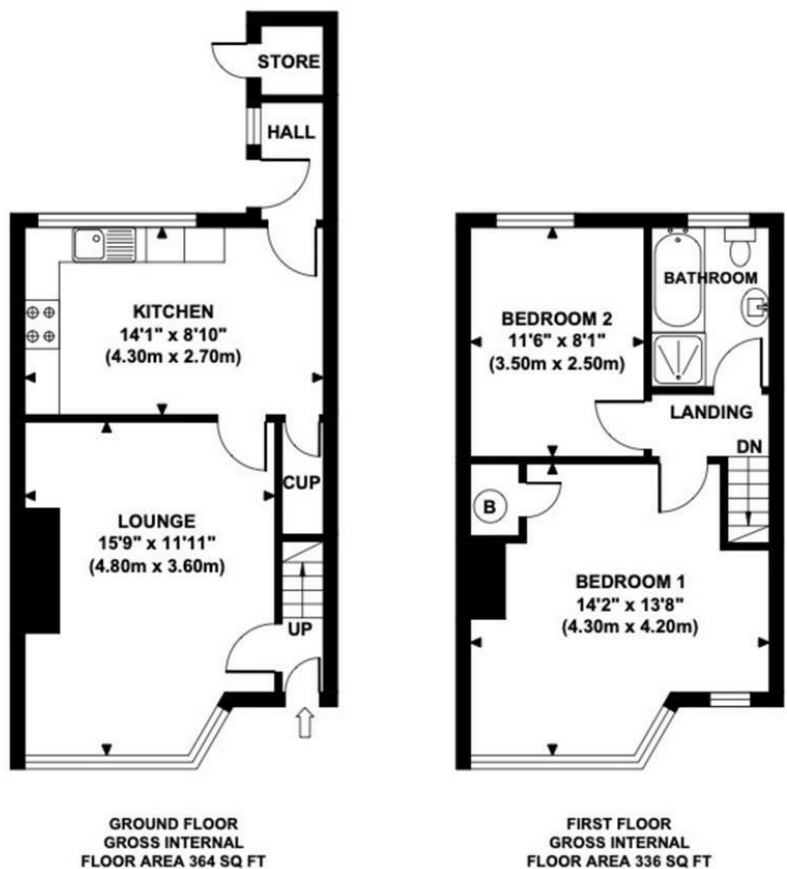
Grayswood Avenue

£190,000 Freehold



- Field Views
- Hard Standing To Front
- Great Size Family Bathroom
- Convenient Location
- Rear Access To Lake View
- Refitted Kitchen
- Two Double Rooms

Approximate Gross Internal Area
700 sq ft / 65.0 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Council Tax Band B

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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