



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

£249,995

Located in

Walsgrave





Woodway Lane

Walsgrave | CV2 2EG



Emma Sheridan is delighted to offer for sale this spacious three (double) bedroom property for sale. Located in popular residential area of Walsgrave, this well-presented home offers much more than meets the eye. From its generous room sizes to the peaceful garden and rare double garage with rear access, this is a property that stands out.

Step inside and you're welcomed into a spacious open-plan lounge and dining area – the perfect spot for relaxing with family or hosting friends. The fitted kitchen is just off the lounge, offering plenty of cupboard and worktop space, ideal for everyday cooking and busy households.

Upstairs, you'll find three comfortable double bedrooms – a real bonus for families or those wanting space for a home office or guest room. The large family bathroom is fitted with both a full-size bath and a separate shower enclosure, plus useful built-in storage to keep things tidy.

Outside, the rear garden has a calm and open feel, backing onto no immediate neighbours and providing a quiet spot to enjoy a morning coffee or evening BBQ. There's also rear access to a spacious double garage with electric doors – a rare and valuable feature, offering secure parking, workshop potential, or even additional storage space.

Located in a convenient spot within easy reach of local schools, University Hospital Coventry, shops, and transport links, this property is ideal for families, professionals, or anyone looking for a spacious and practical home in a great location.

Come and take a look – you might be surprised at just how much this lovely home has to offer.

Woodway Lane

£249,995 Freehold



- Fabulous Rear Garden Space with Rear Access Garage approx 6.25m x 5.30m
- Private Parking
- Beautifully Maintained Throughout
- Three Double Bedrooms & Great Sized Family Bathroom
- Within Walking Distance to University Hospital
- Council Tax Band B & EPC Rating D

WOODWAY LANE

Approximate Gross Internal Area
1485 sq ft / 137.96 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 mid-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		
(69-80) C	78	81
(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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