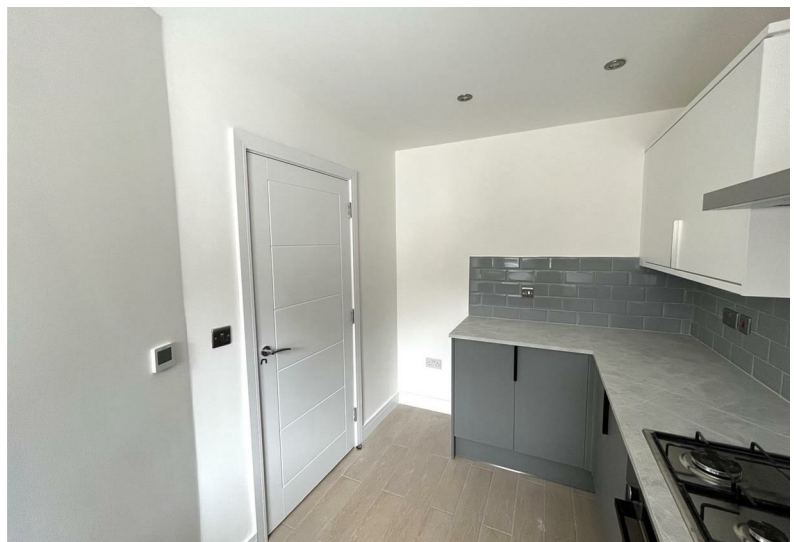




 x2

 x1

 x1



Linwood Drive
Walsgrave
Asking Price £225,000



New Build Property

Elite Property presents to you this perfectly proportioned property with style and sophistication. This 2 bedroom newly built property offers the perfect living for the modern day family which will come with a 10 year Warranty.

Located in the Walsgrave Coventry, this property is situated close to Coventry & Warwickshire University Hospital, major motorway networks and shopping amenities. The property briefly comprises of entrance hallway, ground floor W.C. modern fitted kitchen which includes an integrated oven with space for all modern day appliances. A large and bright lounge/dining room with bi-folding doors leading onto an enclosed garden. The property offers a spacious family bathroom and two double bedrooms on the first floor.

The property also benefits from zoned underfloor heating to the ground floor with a modern thermostat, double glazing, gas central heating and driveway parking.

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• ***New Build Property***

- Bright & Spacious Lounge/Dining Room
- Fitted Kitchen
- Bi-Fold Doors Leading to An Enclosed Garden
- Family Bathroom
- Ground Floor W.C.
- Driveway Parking
- Underfloor Heating
- Council Tax Band-
- EPC- C



PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

Elite Property

Sterling House, 112 Walsgrave Road, Stoke, Coventry, West Midlands, CV2 4ED

Tel: 024 7665 2200

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-98) A		
(81-91) B			
(69-80) C			
(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