

**Linwood Drive,
Walsgrave**



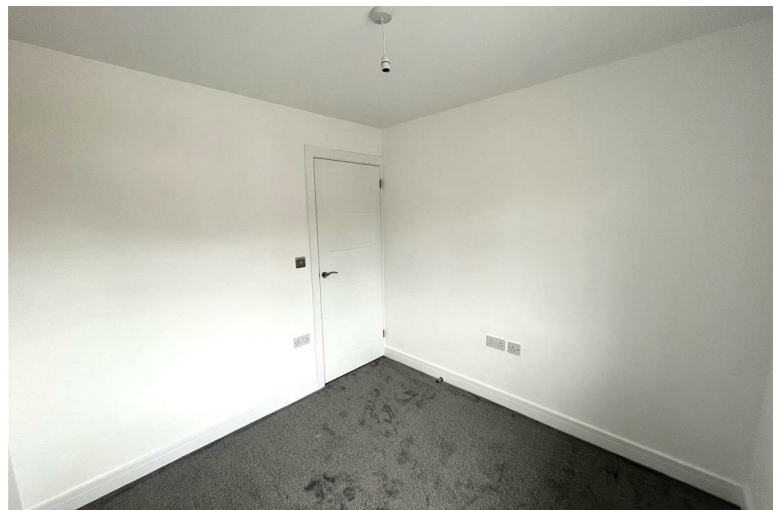
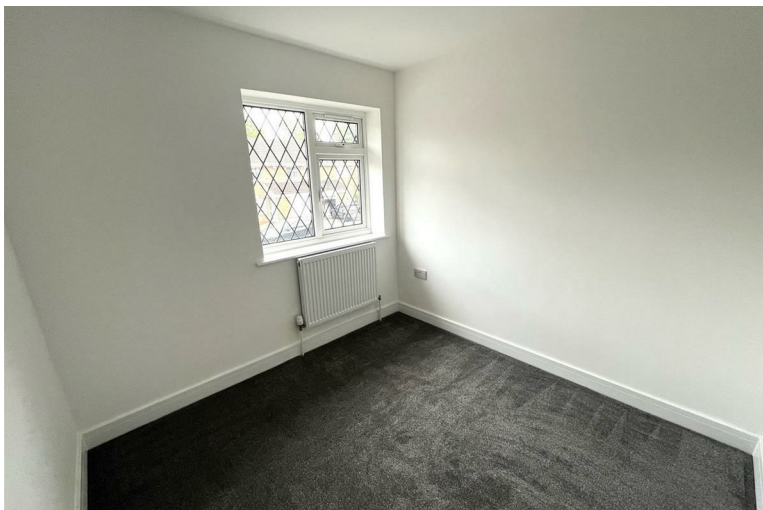
Elite Property presents to you this stunning 4 Bedroom ***CHAIN FREE*** Home.

Having been extensively re-modernised, renovated and extended, this 4 bedroom mid-terrace property is a perfect property has been completely refurbished to a high standard.

Located in the Walsgrave Coventry, close to Coventry & Warwickshire University Hospital, major motorway networks and shopping amenities. The property briefly comprises of entrance porch, living room, open plan kitchen/dining room with modern fitted kitchen with an integrated dishwasher, integrated oven and bi-folding doors leading onto an enclosed rear garden aswell as a downstairs WC. The property consists of four bedrooms and 1 study aswell as a family bathroom with a separate shower cubicle. The property also benefits from gas central heating, double glazing and driveway parking for up to 2 vehicles and a private rear enclosed garden.

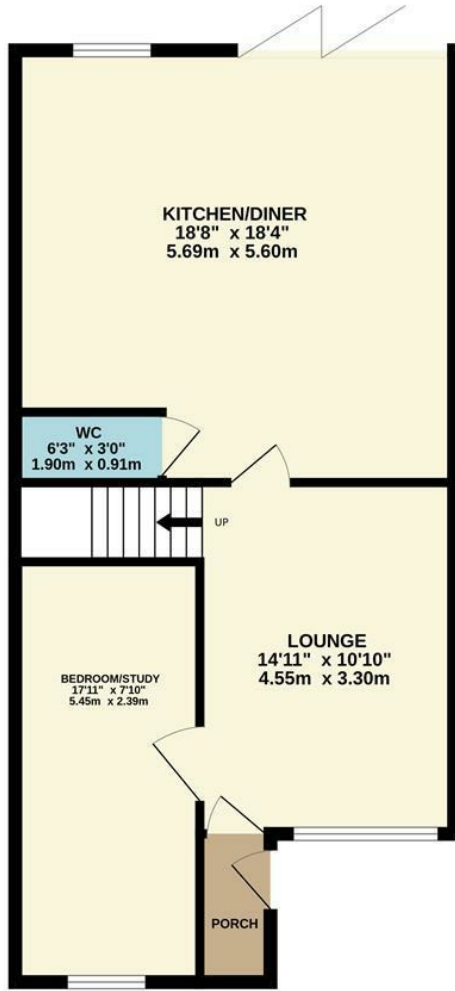
CALL US NOW ON 024 7665 2200 TO ARRANGE YOUR VIEWING .

- Mid-Terrace House
- Re-modernised & Renovated throughout
- 3 Bedrooms and 1 Study
- Driveway Parking for 2 Vehicles
- Open Plan Kitchen/Dining Room With Bi-Fold Doors
- Private Rear Gardej
- EPC - C
- Council Tax Band- C
- Gas Central Heating & Double Glazing
- Convenient Location For UHCW, Motorway Networks & Shopping Amenities

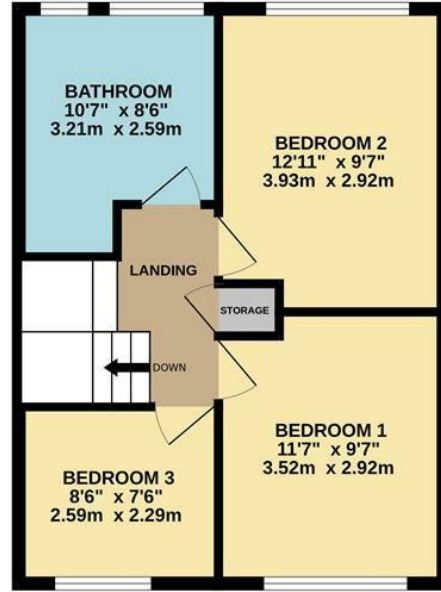




GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



MID-TERRACE HOUSE

TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		79	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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