



 x3

 x2

 x1



**Colebrook Close  
Walsgrave  
Asking Price £245,000**



Situated in a peaceful street adjacent to Clifford Bridge Road, this spacious end-of-terrace residence offers convenient access to Coventry & Warwickshire University Hospital.

Comprising an entrance hallway, ground floor W.C., spacious kitchen/diner, and a separate lounge with access to the rear enclosed garden, the property provides ample living space.

On the first floor, you'll find three double bedrooms and a family bathroom complete with a shower.

Additional features include gas central heating, double glazing, and an enclosed rear garden, enhancing both comfort and practicality.

Please note, while the property is sold as freehold, there is a monthly service charge of £22.00 for

- EPC Rating: C
- End-Terraced House
- Three Double Bedrooms
- Spacious Lounge
- Kitchen/Diner
- Ground Floor W.C. & First Floor Bathroom
- Enclosed Rear Garden
- Conveniently Located
- Council Tax Band: B



**TOTAL FLOOR AREA:** 1048 sq ft. (97.4 sq m.) approx.  
 While every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, volumes, areas and any other data are approximate and no responsibility is taken for any errors, omissions or misstatements. This information is provided for general guidance only and should not be relied upon for any specific purpose. It is intended to provide a general overview of the property and is not intended to be used as a basis for any legal or financial transaction. All figures are approximate and should be verified by the buyer. The information is provided for general guidance only and should not be relied upon for any specific purpose. It is intended to provide a general overview of the property and is not intended to be used as a basis for any legal or financial transaction. All figures are approximate and should be verified by the buyer. The information is provided for general guidance only and should not be relied upon for any specific purpose. It is intended to provide a general overview of the property and is not intended to be used as a basis for any legal or financial transaction. All figures are approximate and should be verified by the buyer.

**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**

**www.eliteproperty.co**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		84
(91-91)	B		
(81-80)	C	69	
(75-69)	D		
(69-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC