



Trenance Road, Exhall, CV7 9FJ



# Property Description

\*\*\*ATTENTION FIRST TIME BUYERS\*\*\*

Are you looking for a three bedroom home in Exhall? This property has been modernised and is well presented throughout, ready to move into! Situated in a sought after location, half a dozen houses away from Exhall Cedars school, close by to local shops and with transport links into Coventry and Bedworth - this could be the home for you!

Briefly comprising; Porch, entrance hall, living/dining room, kitchen & lean-to. Upstairs has three bedrooms, shower room and W/C. The exterior provides off road parking to the front and to the rear sheltered decking with patio and large shed with rear access.

With gas fired central heating and double glazed windows, tesla charging point on the driveway & with a beautiful finish throughout. Call us now for more information. COUNCIL TAX BAND B & EPC RATING C





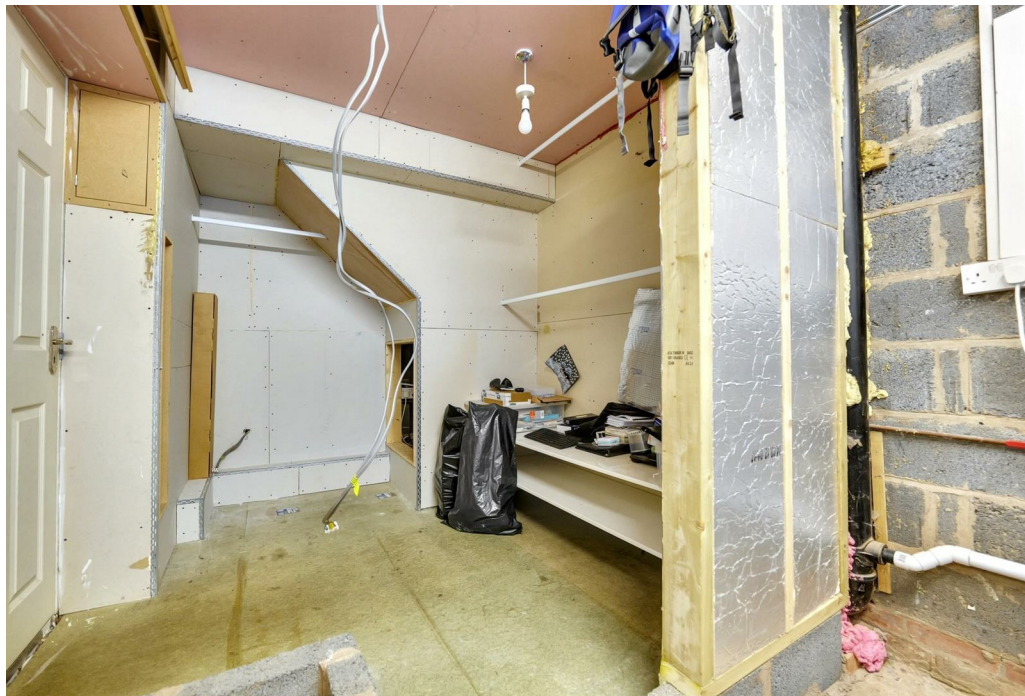


## Key Features

- Mid-Terraced Home
- Three Bedrooms
- Well Presented Throughout
- Off Road Parking
- Ideal For First Time Buyers
- Sought-After Location
- Close By To Local Transport Links
- COUNCIL TAX BAND B & EPC RATING C

**Offers Over  
£200,000**









Total area: approx. 90.7 sq. metres (976.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS