



Honiton Road, Coventry, CV2 3EH

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

**\*\* CASH BUYERS ONLY \*\***

This two bedroom end of terrace home in the popular residential location of Wyken has had one family owner since being built and is to be sold with no onward chain. The property is ideal for an investor or developer looking for a property needing modernisation but full of potential! The location offers easy access of the University Hospital, schools and the Midland Motorway Network.

With accommodation comprising an entrance hall with stairs rising to the first floor, a lounge with a feature bay window, a kitchen/diner with access out onto the rear garden, two double bedrooms and a family bathroom.

Externally the property boasts an enclosed rear garden with access to the much larger than average double garage which has great potential for a partial or total conversion.

Further benefits include: Secure gated access to the rear garages.





# Key Features

- \*\* CASH BUYERS ONLY \*\*
- No Onward Chain
- Ideal Investment Purchase
- Priced To Sell
- End Of Terrace
- Two Double Bedrooms
- Large Double Garage
- Great Potential
- Secure Gated Access to Garages
- In Need of Modernisation

**Offers Over  
£150,000**

EPC Rating - F

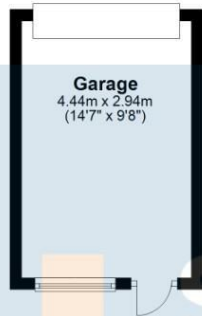
Tenure - Freehold

Council Tax Band - A

Local Authority -  
Coventry City Council

## Ground Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



## First Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



Total area: approx. 73.0 sq. metres (785.8 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.

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