



Hurst Road, Coventry, CV6 6EJ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A rare opportunity to purchase this beautiful semi detached cottage, that we understand, dates back to the late 1800's.

The property has been sympathetically modernized over time to both preserve the original features which make this home unique as well creating a environment fit for purpose to deal with demands of the modern lifestyle.

The accommodation comprising of a large but cosy lounge with dual aspect windows and a character kitchen/diner which is the heart of the family, offering fitted cupboard space, appliances and a stylish Belfast sink feature. This opens out to the rear garden which is mostly laid to lawn and wraps around the side of the home boasting all day sun!

Upstairs, the home benefits from a family bathroom and three well proportioned bedrooms with amazing views out across local green areas.





# Key Features

- Character Cottage
- Amazing Views
- No Chain
- Three Bedrooms
- Family Kitchen/Diner
- Large Lounge
- Dual Aspect Windows
- Perfect Starter Home
- Great Location
- Close to Many Local Amenities

**Offers Over  
£190,000**

EPC Rating - D

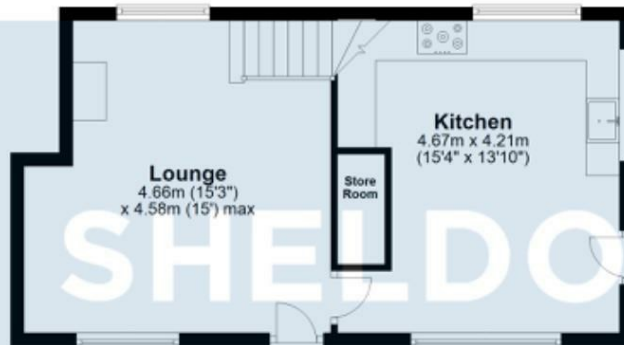
Tenure - Freehold

Council Tax Band - B

Local Authority -  
Coventry City Council

## Ground Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



**Lounge**  
4.66m (15'3")  
x 4.58m (15') max

**Kitchen**  
4.67m x 4.21m  
(15'4" x 13'10")

**Store Room**

## First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



**Bathroom**  
2.07m x 2.35m  
(6'10" x 7'9")

**Landing**  
1.86m x 2.64m  
(6'1" x 8'8")

**Bedroom 3**  
2.33m x 3.12m  
(7'8" x 10'3")

**Bedroom 1**

**Bedroom 2**  
2.23m x 4.13m  
(7'4" x 13'7")

Total area: approx. 78.9 sq. metres (848.8 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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