



Pembroke Road Coventry CV6 4FD

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS







# Key Features

- Double Storey Rear Extension
  - Two/Three Bedrooms + Loft Room
- Tastefully Decorated
  - Refurbished Throughout
- Modern Howdens Kitchen
  - Brand New Gas Boiler
- Office Space/Annex To Rear
  - Downstairs WC
  - Family Bathroom
  - Driveway Parking







## The Property

\*Check the floorplan!\* A unique opportunity to purchase an extended two/three bedroom (+loft room) terraced property in a popular location. This home has had a double storey extension to the rear and has also been modernised throughout!

In brief the accommodation comprises an entrance hall, spacious lounge/diner with media wall and light features, doors to the WC, storage cupboard and fitted Howdens kitchen which benefits from a range of wall and base units and various appliances. Upstairs, a family bathroom and two official bedrooms, one having a stud wall between and the other having \*hidden\* stairs to the loft room which is currently used as a bedroom and benefits from eaves storage.

Externally the property boasts a lawn garden with access to the kitted out office space/room, and to the front, a paved driveway which the current owners use to park their vehicles.





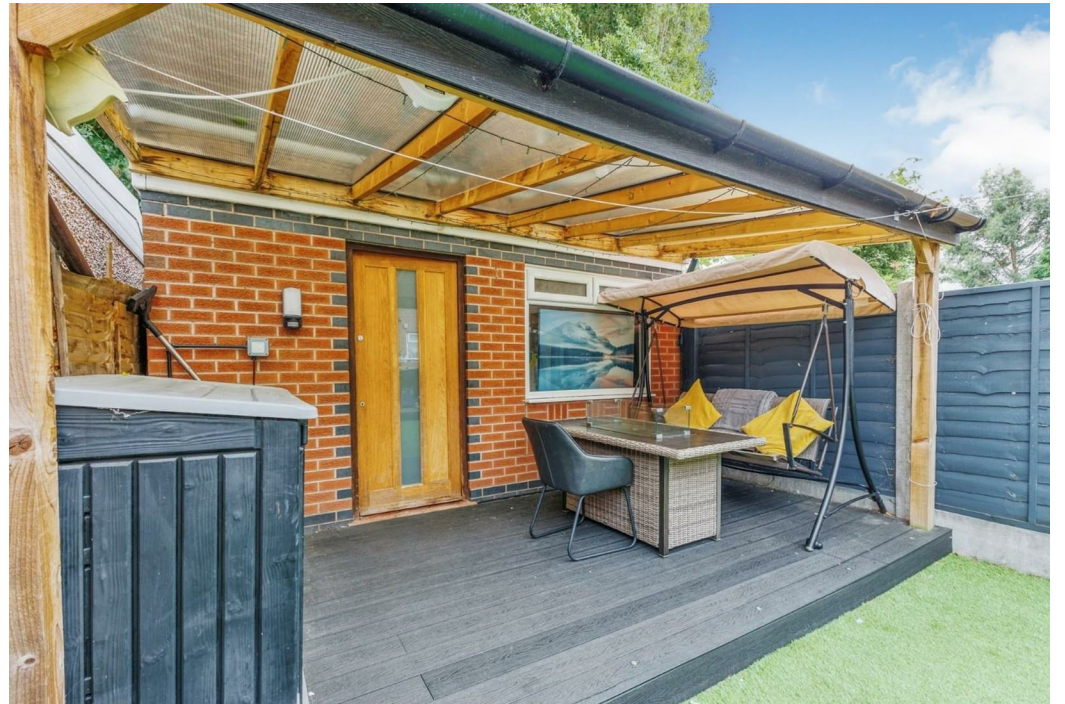
















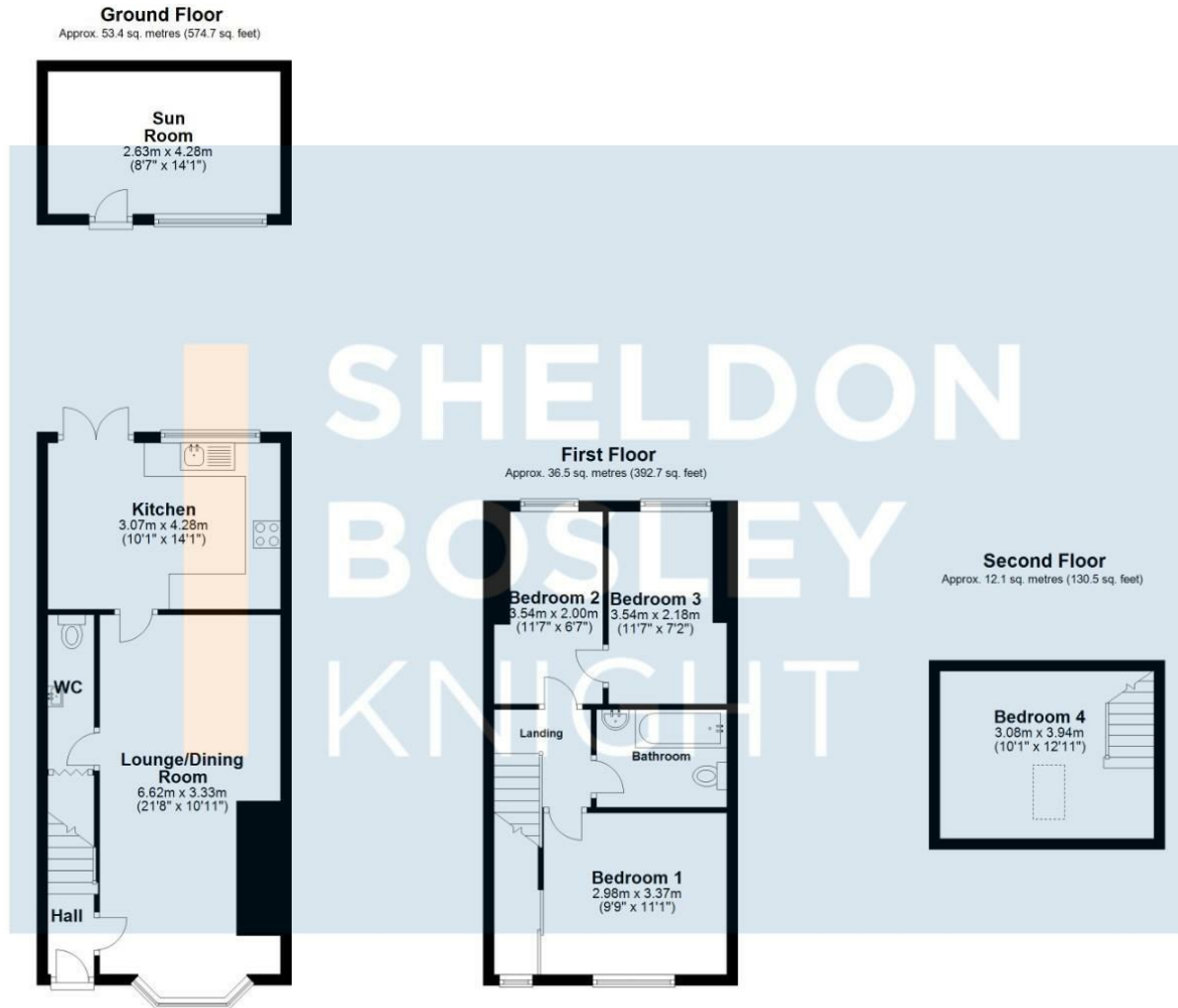




To view this beautiful home, please call  
Sheldon Bosley Knight Sales on 02476 635555



# Floorplan



**Ground Floor**  
Approx. 53.4 sq. metres (574.7 sq. feet)

**First Floor**  
Approx. 36.5 sq. metres (392.7 sq. feet)

**Second Floor**  
Approx. 12.1 sq. metres (130.5 sq. feet)

Total area: approx. 102.0 sq. metres (1097.9 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.



