



Darnford Close, Coventry, CV2 2EB

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE IMMEDIATELY \*\*\* A two bedroom maisonette over two floors offering deceptively spacious accommodation, and benefiting from Gas central heating and large UPVC windows, providing bright living throughout. Accessed via private ground floor entrance and staircase to first floor, the property briefly comprises large living area, modern refitted kitchen with freestanding cooker. Stairs to 2nd floor. Large double bedroom with built in wardrobe, Good sized second bedroom. Modern shower room with white suite comprising toilet and basin and large shower cubicle. Communal maintained gardens surround the property, with ample off-road parking. Located very close to Coventry's Walsgrave hospital, with excellent local amenities including supermarkets and shopping parks. Easy access to the M6 and motorway network. Council Tax Band A. EPC Rating D.





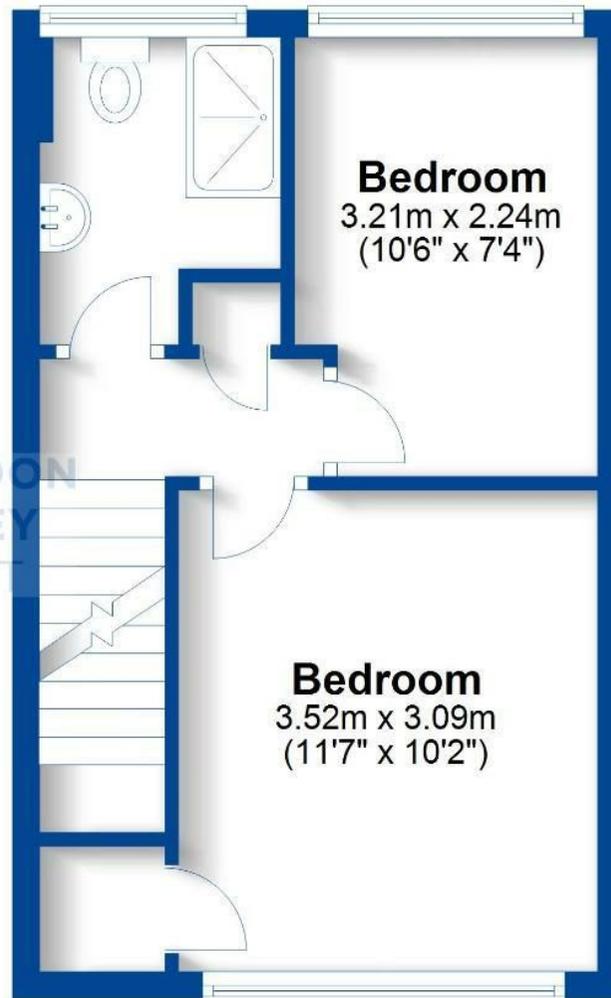
## First Floor

Approx. 27.0 sq. metres (290.9 sq. feet)



## Second Floor

Approx. 28.1 sq. metres (302.6 sq. feet)



**Total area: approx. 55.1 sq. metres (593.5 sq. feet)**

This plan is for illustration purposes only and should not be relied upon as a statement of fact. 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.

## Key Features

- AVAILABLE IMMEDIATELY
- Two Bedroom Duplex Maisonette
- Close to University Hospital
- Off Road Parking
- Open Plan Living Dining Room
- Two Double Bedrooms
- Modern Walk in Shower Room
- Council Tax Band A
- EPC Rating D

**PCM**  
**£895 PCM**

EPC Rating - D

Tenure -

Council Tax Band - A

Local Authority -  
Coventry City Council