



Hartland Avenue, Coventry, CV2 3EP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
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Property Description

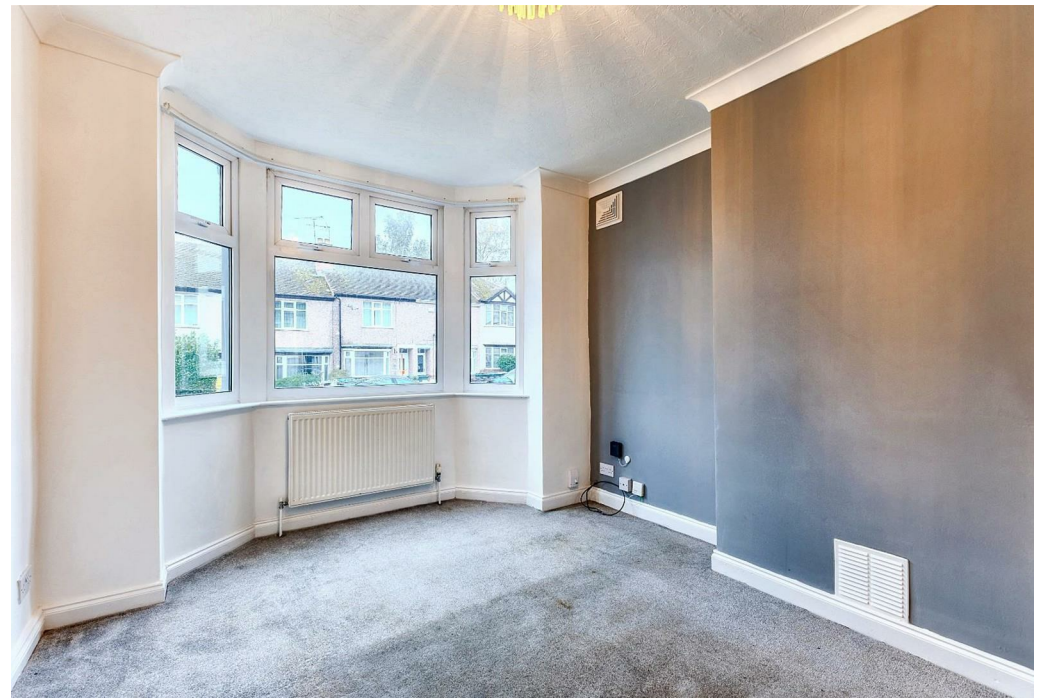
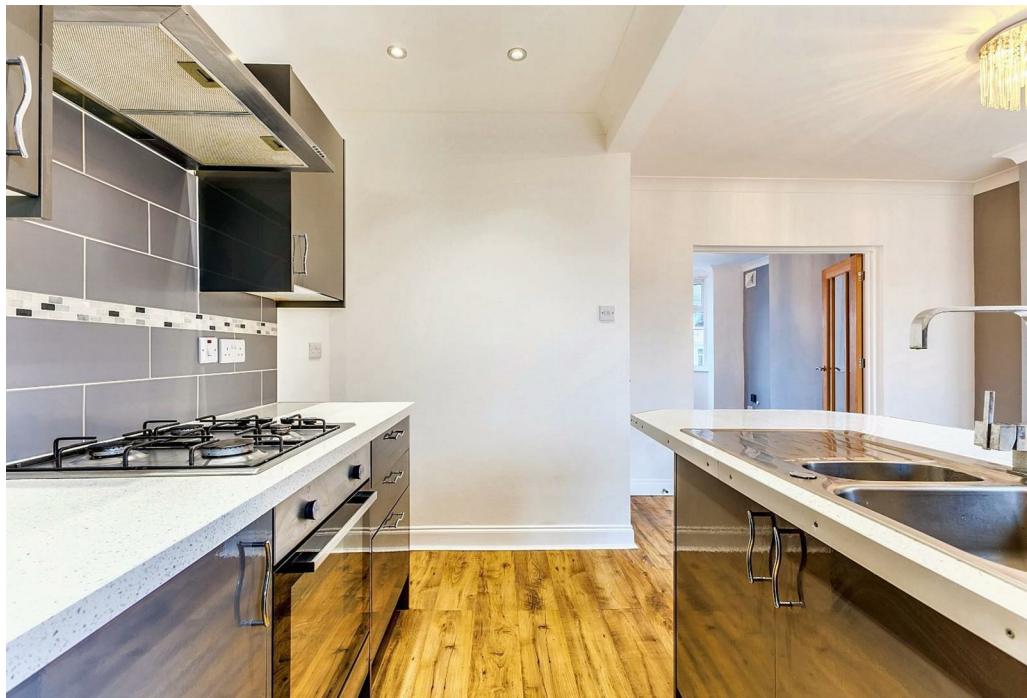
This three bedroom end terrace home is situated in the popular residential area of Wyken and is to be sold with no chain. Being well served with local shops, schools and bus services as well as being within a few minutes drive of the M6/M69 motorway network.

In brief the accommodation comprises an entrance hall, open plan modern kitchen/diner with patio doors to the rear, front lounge and utility area. Upstairs offering three well proportioned bedrooms and a family bathroom.

Externally the property boasts a large rear garden which is mostly laid to lawn with a decking area and access to the garage, as well as side access and a lovely fore garden.

Further benefits include, gas central heating and double glazing throughout.





Key Features

- No Chain
- Modern Design Throughout
- Open Plan Kitchen/Diner
- Utility Space
- Outside WC
- Three Bedrooms
- End Of Terrace
- Upstairs Family Bathroom
- Generous Size Garden
- Garage To Rear

£215,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority -
Coventry City Council

Ground Floor
Approx. 54.6 sq. metres (588.0 sq. feet)



Garage
4.95m x 3.16m
(16'3" x 10'4")

Kitchen/Dining Room
3.32m x 4.65m
(10'11" x 15'3")

Lounge
3.32m (10'11") max
x 3.34m (10'11")

Utility

Toilet

First Floor
Approx. 34.9 sq. metres (375.8 sq. feet)



Bedroom 1
3.32m x 3.12m
(10'11" x 10'3")

Bedroom 2
3.32m x 2.80m
(10'11" x 9'2")

Bedroom 3
2.29m x 2.29m
(7'6" x 7'6")

Landing

Bathroom

Total area: approx. 89.5 sq. metres (963.7 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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