



yourdreampad



## 110 Woodway Lane Walsgrave, Coventry, CV2 2EJ

A hugely impressive, double fronted, detached character home enjoying this highly regarded and very convenient, east of the city location. With many outstanding features, the property certainly deserves an internal viewing to fully appreciate the well designed accommodation, currently offering three excellent sized bedrooms but could easily be converted to four. The rear garden is exceptional, in the region of a quarter of an acre, enjoying large lawned areas, brick outbuildings, a small orchard together with a newly built home office/summerhouse. Briefly comprising of a hallway, two delightful reception rooms, well fitted breakfast kitchen, utility, cloaks and a rear hall. There are three generous bedrooms and bathroom. A block paved driveway allows off-road parking. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

Walsgrave is an ideally situated position, well served by a wide range of first class amenities including various daily shops and superstores, schools for all ages and transport services. Perfect for the M6/M69 junction, enabling easy access to the midland motorway network, the location is also a short drive from the University Hospital.

£380,000

# 110 Woodway Lane

Walsgrave, Coventry, CV2 2EJ



- HIGHLY INDIVIDUAL DETACHED HOME
- ATTRACTIVE PLANTATION SHUTTERS
- EASILY CONVERTED TO FOUR BEDROOMS
- SITTING ON A QUARTER OF AN ACRE PLOT
- FULLY INTEGRATED BREAKFAST KITCHEN
- ALARM SYSTEM, RARE OPPORTUNITY
- NEW BOILER, NEW WINDOWS
- PERIOD FEATURES, OPEN FIRE

## ON THE GROUND FLOOR

Reception Hall

11'8 x 5'5

Lounge

13'2 into chimney breast x 12' plus bay

Dining Room

13'1 into chimney breast x 11'9 plus bay

Breakfast Kitchen

13'9 x 11'6

Utility Room

8'9 x 4'3

Cloakroom

4'7 x 4'2

Rear Hallway

9'8 x 6'2

## ON THE FIRST FLOOR

Bedroom No.1

13'3 into chimney breast x 12'

Bedroom No.2

13'1 into chimney breast x 12'

Bedroom No.3

13'9 max x 5'9

Bathroom

8'6 x 5'5

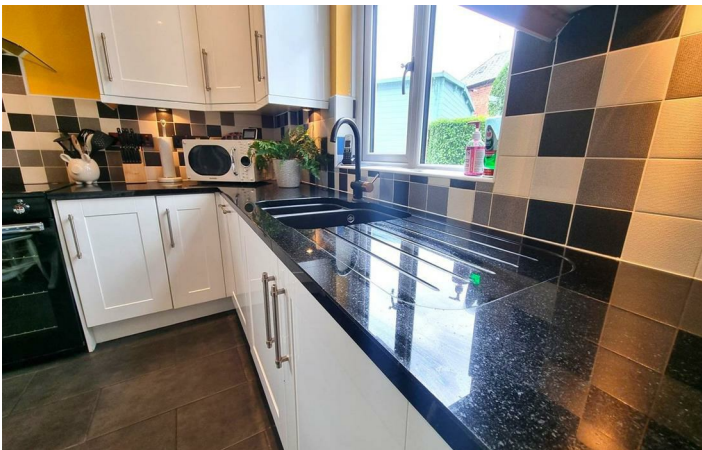
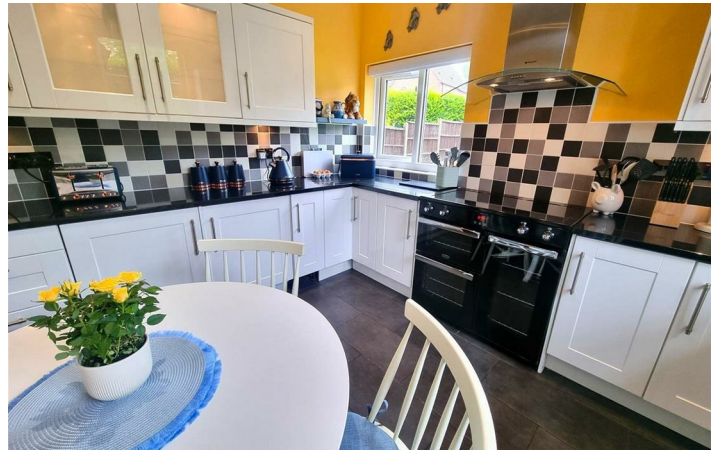
## OUTSIDE

Home office/Summerhouse

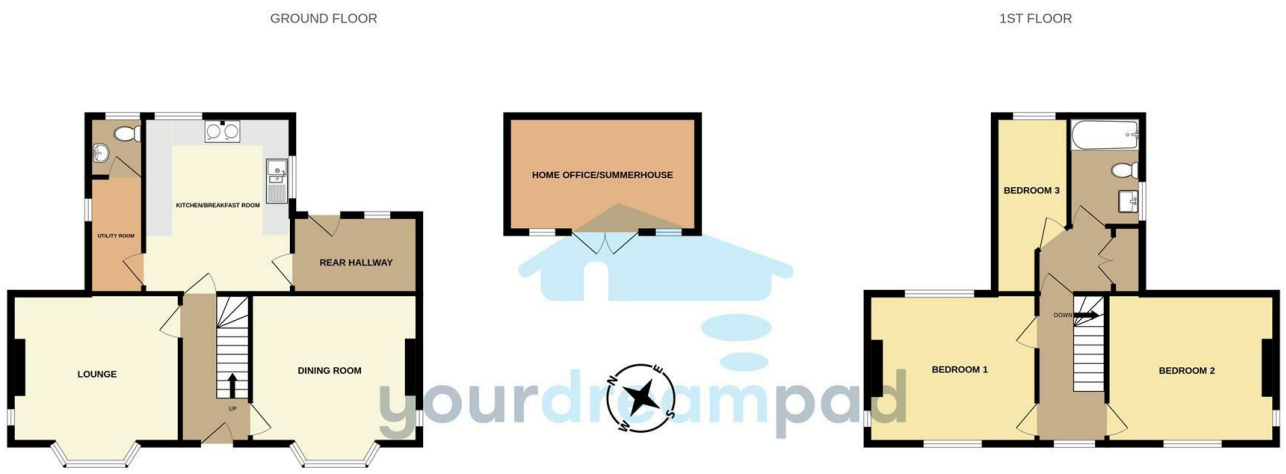
14'9 x 9'



[Directions](#)



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	