



yourdreampad



7 Langwood Close Canley, Coventry, CV4 8HE

A surprisingly spacious mid-terraced property situated within a quiet 'no through' road, to the west of the city. Offered with immediate vacant possession and in need of some redecoration, the property should appeal to either first time buyers or possibly investors, with both gas heating and double glazing together with off-road parking for many vehicles, leading to the garage. Briefly comprising of hallway, open plan kitchen, spacious lounge/diner, three generous bedrooms and a shower room. The rear garden is designed for ease of maintenance. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Canley is an increasingly popular suburb with house purchasers over recent years due to the close proximity of many amenities and business's with Warwick University at it's centre. The local are contains a good choice of popular schools and shopping facilities and the A45 is within easy reach allowing access to the midland motorway network.

£215,000

7 Langwood Close

Canley, Coventry, CV4 8HE



- MID TERRACED HOUSE
- LONG DIRECT DRIVEWAY
- IDEAL FOR FIRST TIME BUYERS
- REQUIRES SOME ATTENTION
- GAS HEATING, DOUBLE GLAZING
- CALL TODAY TO VIEW
- LARGER THAN AVERAGE
- WEST FACING GARDEN

ON THE GROUND FLOOR

Through Hall

15'8" x 5'10" (4.79m x 1.79m)

Open Plan Kitchen

11'5" x 8'9" (3.50m x 2.67m)

Spacious Lounge/Diner

17'8" x 17'5" overall (5.39m x 5.33m overall)

ON THE FIRST FLOOR

Bedroom No.1

13'5" x 8'9" min (4.10m x 2.69m min)

Bedroom No.2

12'9" x 8'9" min (3.91m x 2.68m min)

Bedroom No.3

8'7" x 8'7" (2.63m x 2.62m)

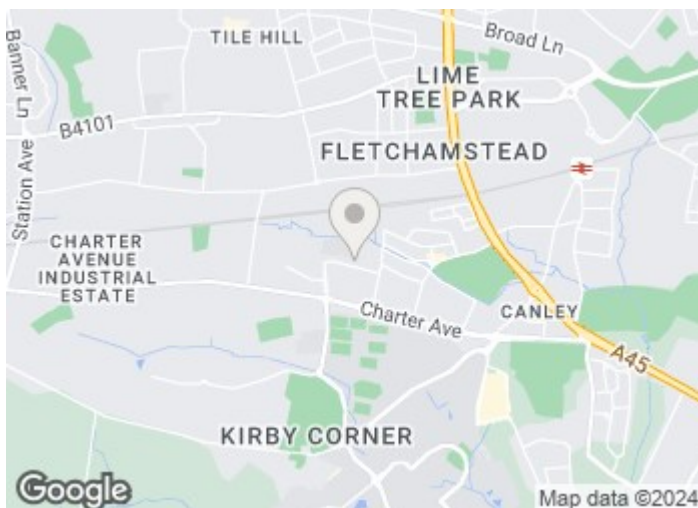
Shower Room

6'7" x 5'6" (2.01m x 1.69m)

OUTSIDE

Garage

18'10" x 8'2" (5.75m x 2.49m)



[Directions](#)



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Quality. This time, next time, every time.

Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	