



yourdreampad



22 Leven Way Walsgrave, Coventry, CV2 2RA

An ideally positioned, modern semi-detached property enjoying a wider than average frontage and particularly sunny rear garden, within this much sought after cul-de-sac. Offered with vacant possession, the property is very basic and will need thorough updating and complete redecorating but does include double glazing and gas heating and offers great scope to personalise and possibly extend, subject to permission. Comprising of an entrance hall, lounge, full width kitchen/diner, three bedrooms and a bathroom. There is a large garage to the side and established gardens, the rear being extremely private. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Leven Way leads directly from Wigston Road, an ideally situated position, on the very eastern edge of the city, well served by a wide range of first class amenities including various daily shops and superstores, schools for all ages and transport services. The position is 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.

£230,000

22 Leven Way

Walsgrave, Coventry, CV2 2RA



- MODERN STYLE SEMI-DETACHED • 'SUN TRAP' REAR GARDEN
- SPACIOUS 15FT KITCHEN/DINER
- BLOCK PAVED DRIVEWAY
- GREAT POTENTIAL, NO CHAIN
- EDGE OF CITY LOCATION
- GENERAL MODERNISATION REQUIRED
- GAS HEATING, DOUBLE GLAZING

ON THE GROUND FLOOR

Entrance Hall

6'1" x 4'10" (1.86m x 1.49m)

Lounge

15'1" x 11'9" max (4.61m x 3.60m max)

Kitchen/Diner

15'2" x 10'6" (4.63m x 3.21m)

Bedroom No.3

9'9" max x 6'5" (2.99m max x 1.98m)

Bathroom

7'10" x 6'6" (2.39m x 2.00m)

OUTSIDE

Garage

18'0" x 8'6" (5.50m x 2.61m)

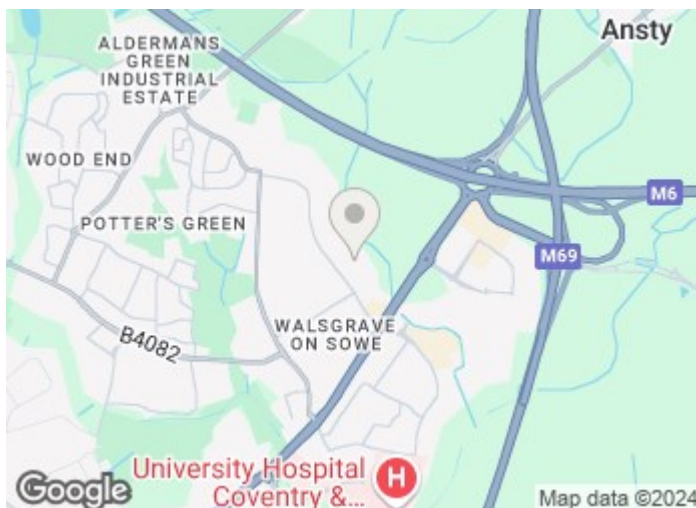
ON THE FIRST FLOOR

Bedroom No.1

13'0" x 8'5" (3.97m x 2.57m)

Bedroom No.2

10'10" x 8'5" (3.31m x 2.59m)



[Directions](#)



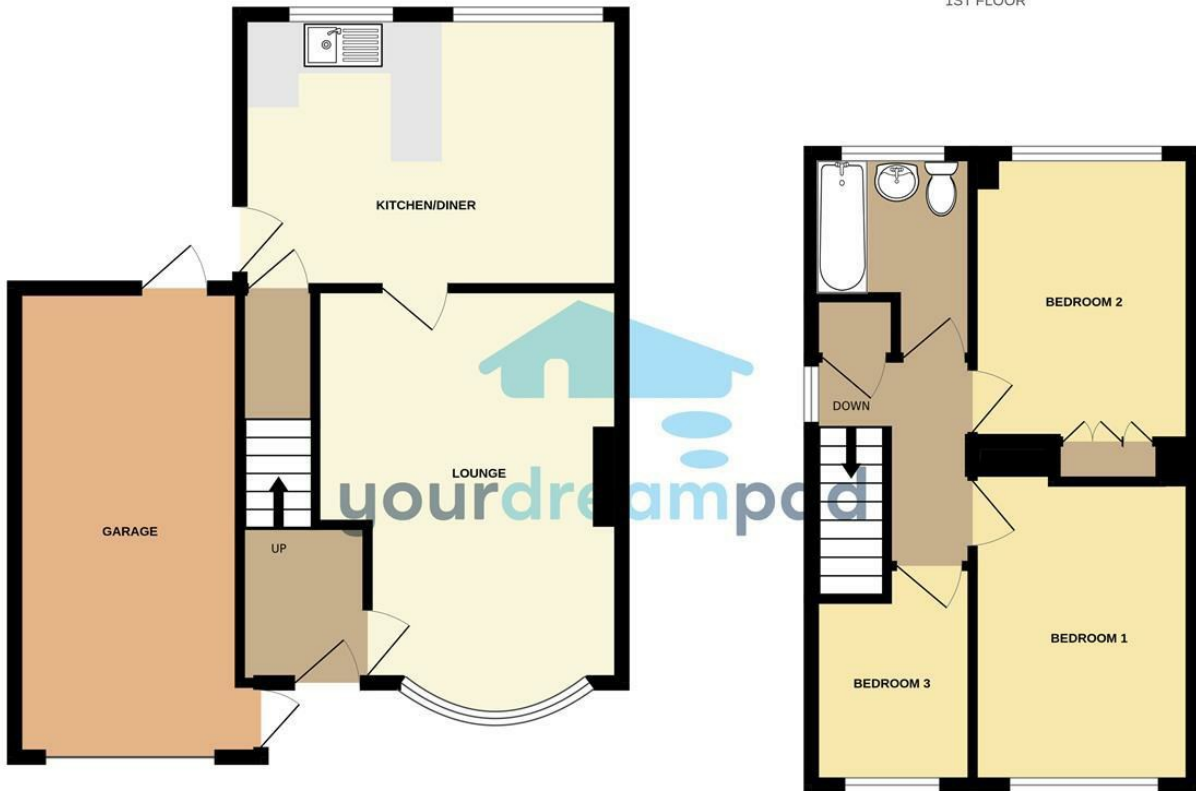


Floor Plan

GROUND FLOOR



1ST FLOOR



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			86
(81-91) B			
(69-80) C		71	
(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	