



yourdreampad



## 31 Wrigsham Street Cheylesmore, Coventry, CV3 5FU

**\*\* REDUCED BY £15,000 FOR QUICK SALE \*\*** A greatly extended semi-detached property occupying a prominent corner position, featuring a wide frontage and generous sized rear garden. In need of some tidying and redecoration, the property offers great scope to create an excellent family home or ideal investment opportunity, situated within easy walking distance of town. Briefly the property includes an entrance hall, front lounge/bedroom no.4 with wet room leading off, spacious open plan kitchen/diner, sun lounge, three first floor bedrooms and a bathroom with walk-in bath. There is off-road parking for several vehicles and double opening gates to the private and sunny rear garden. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

The area of Cheylesmore is a popular, south of the city suburb, exceptionally well served by a great number of amenities and facilities, perfect for families. The local area is renowned for the choice of highly regarded schools for all ages together, regular bus services, shopping parades and excellent road links. The city centre and Coventry train station is a short walk away.

£260,000

# 31 Wrigsham Street

Cheylesmore, Coventry, CV3 5FU



- SUBSTANTIAL SEMI-DETACHED HOME
- IN NEED OF UPDATING
- GROUND FLOOR WET ROOM
- CLOSE TO THE TOWN
- AMPLE CAR PARKING AREAS
- NO CHAIN
- GAS HEATING, DOUBLE GLAZING
- MOSTLY PAVED REAR GARDEN

## ON THE GROUND FLOOR

### Entrance Hall

8'10" x 4'11" (2.7m x 1.51m )

### Front Lounge/Bedroom No.4

12'2" x 11'5" (3.71m x 3.48m )

### Wet Room

6'4" x 6'1" (1.95m x 1.87m )

### Spacious Open Plan Kitchen/Diner

18'10" x 16'4" overall (5.75m x 5m overall )

### Sun Lounge

8'10" x 5'5" (2.70m x 1.67m )

### Bedroom No.1

12'1" x 10'1" (3.69m x 3.08m )

### Bedroom No.2

10'11" x 10'0" (3.33m x 3.05m )

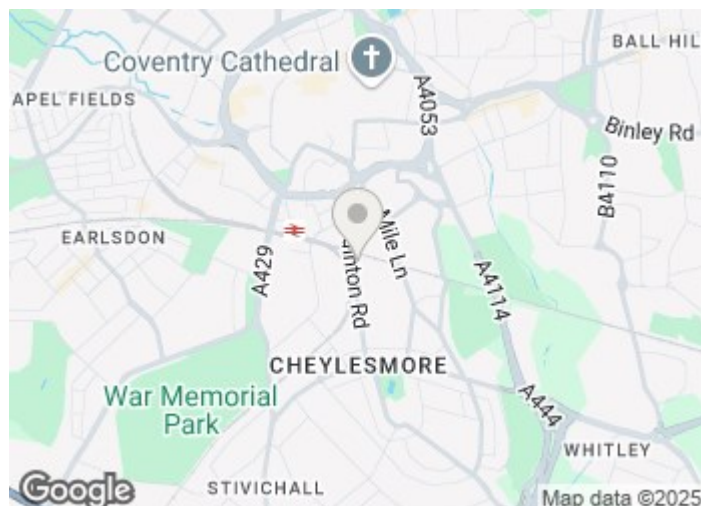
### Bedroom No.3

8'0" x 6'3" (2.45m x 1.93m )

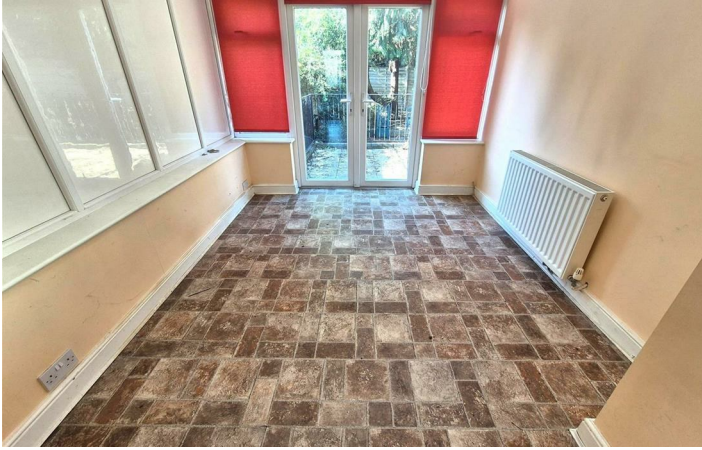
### Bathroom

5'5" x 6'4" (1.67m x 1.95m )

## ON THE FIRST FLOOR



[Directions](#)



# Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	