



Herrick Road | Coventry | CV2 5JN

Guide price £220,000



**KINGSWAY**  
— ESTATE AGENTS —



## Key features

- No Chain
- Immaculate Throughout
- Large Rear Garden
- EPC Rating: C

## Description

Kingsway Estate Agents are pleased to bring to the market this fantastic opportunity to acquire an immaculate, two bedroom home which is offered for sale with NO CHAIN.

The property is situated in the sought after 'Poets Corner' and is surrounded by a number of fantastic amenities including highly regarded schools, shops, the University Hospital and convenient links to major road networks.

In brief the property comprises: a hallway, living room, spacious dining room, kitchen, two great size bedrooms and bathroom.

Outside the property enjoys a private, large sun-kissed rear garden which is mainly laid to lawn and a low maintenance front garden offering the potential to create off-road parking.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: C

## Directions



Living Room

11'5" max x 12'9" max

Dining Room

11'5" max x 14'7" max

Kitchen

11'10" x 5'11"

Bedroom One

14'6" max x 11'0" max

Bedroom Two

10'9" x 8'9"

Family Bathroom

7'11" x 5'6"



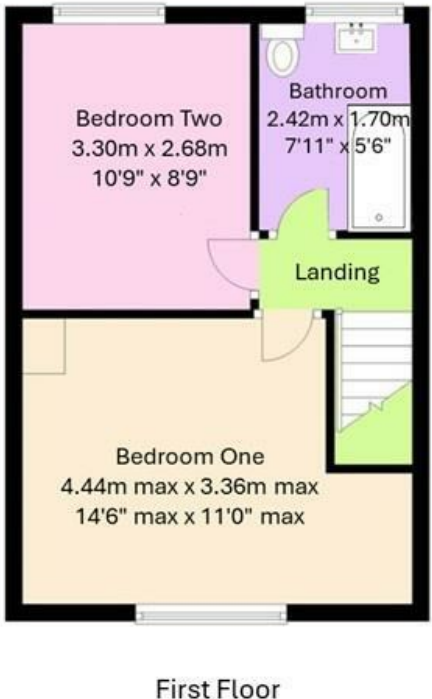
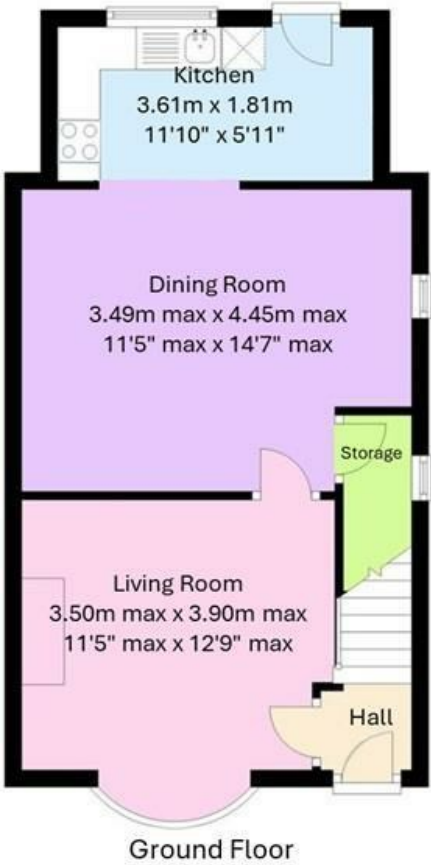








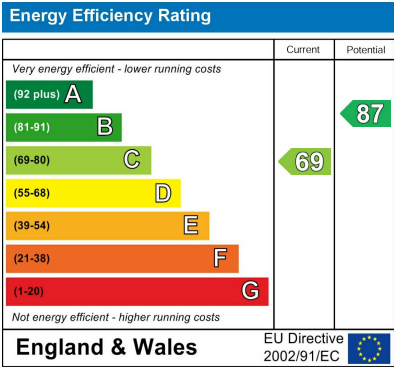
Floor plans



Total Floor Area Approx. 77 sq. metres (828.83 sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale



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