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part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



Reservoir Walk, Coundon, Coventry, CV6 2PU

Property Description

****6 YEAR NHBC WARRANTY REMAINING****

Loveitts are delighted to bring to market this beautifully presented, two bedroom family home situated in a quiet development off Scots Lane in the highly sought after location of Coundon. The property is a perfect purchase for a first time buyer or family and benefits from being around 5 minute walk to Christ the King School.

The ground floor accommodation on offer comprises a warm and welcoming entrance hallway, W.C, spacious lounge with stairs rising to the first floor, modern fitted kitchen/diner with oven, gas hob and patio doors leading to the rear garden. To the first floor is a the master bedroom featuring built in wardrobes, a further bedroom and the contemporary family bathroom with bath and over shower.

Externally the property boasts allocated parking and a secure rear garden mostly laid to lawn with a patio area.

Further benefits include gas central heating, double glazing throughout and numerous schools within easy reach such as Coundon Court, Coundon Primary, Moseley Primary School and Hollyfast School.





Key Features

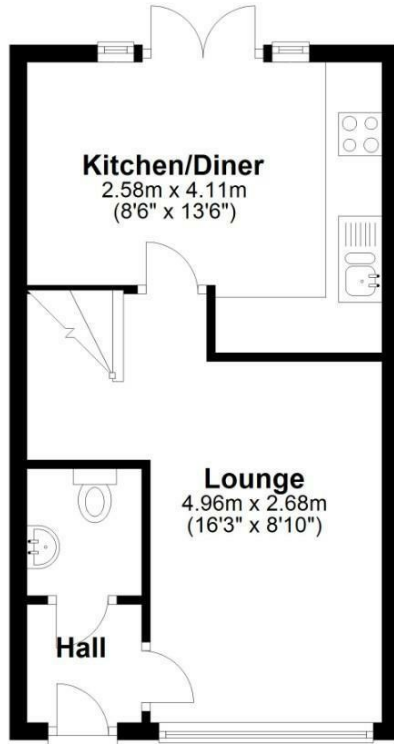
- NHBC Warranty Remaining
- Beautifully Presented
- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen/Diner
- Ground Floor W.C.
- Parking
- Walking Distance to Christ The King School
- Highly Sought After Location
- EPC - B

**Offers Over
£240,000**



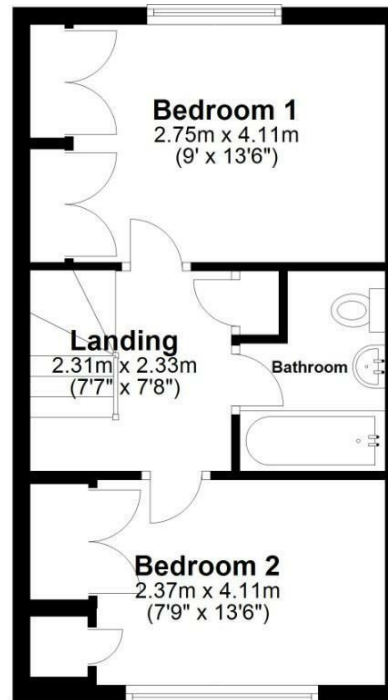
Ground Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



Total area: approx. 62.7 sq. metres (675.3 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - B

Tenure - Freehold

Council Tax Band - B

Local Authority

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



**To view this property please contact our Loveitts Coventry (Sales) office
on 02476 258421**