



Brookshaw Way, Walsgrave, Coventry, CV2 2NJ

**Loveitts**

PART OF | SHELDON BOSLEY KNIGHT

# Property Description

A fantastic opportunity to acquire this three bedroom family home situated in the sought after residential location of Walsgrave and offered for sale with no onward chain. Positioned close to local shops, amenities, schools and supermarkets the property is also under a 30 minute walk to University Hospital Coventry.

The ground floor accommodation on offer comprises entrance hallway with stairs rising to the first floor, a generous 28ft lounge/diner with bay window, well presented fitted kitchen and a spacious 170sqft conservatory leading to the rear garden. To the first floor are two double bedrooms with the principle bedroom featuring an en-suite shower room, a larger than average single bedroom and a modern bathroom featuring bath and over shower.

Externally the property boasts driveway, garage, front garden and well maintained rear garden mostly laid to lawn with a decked area.

Further benefits include gas central heating and double glazing throughout.

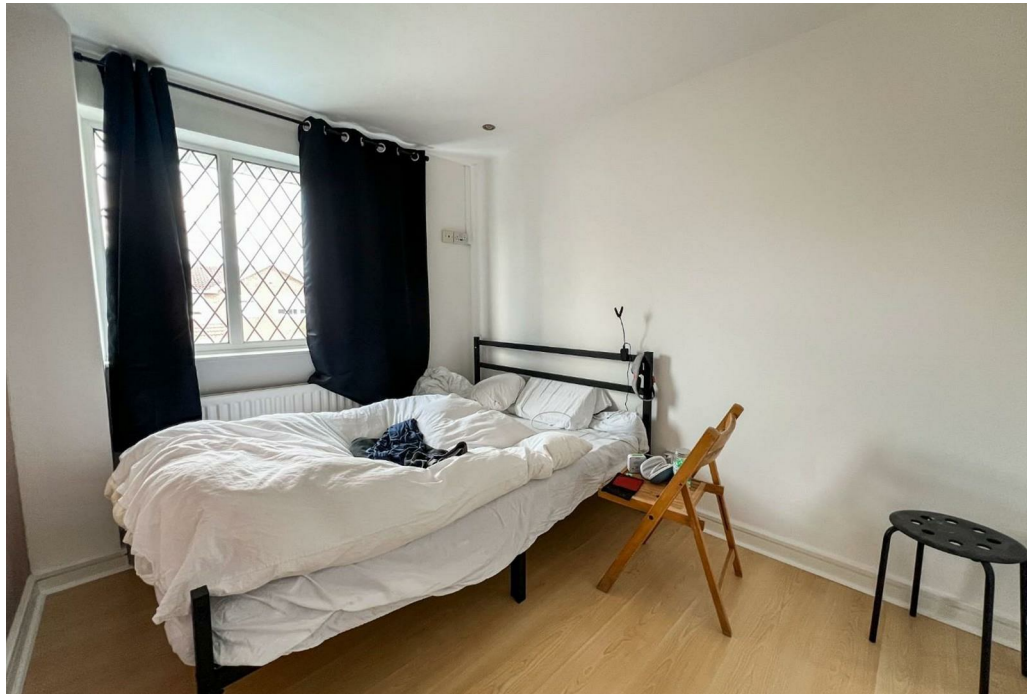


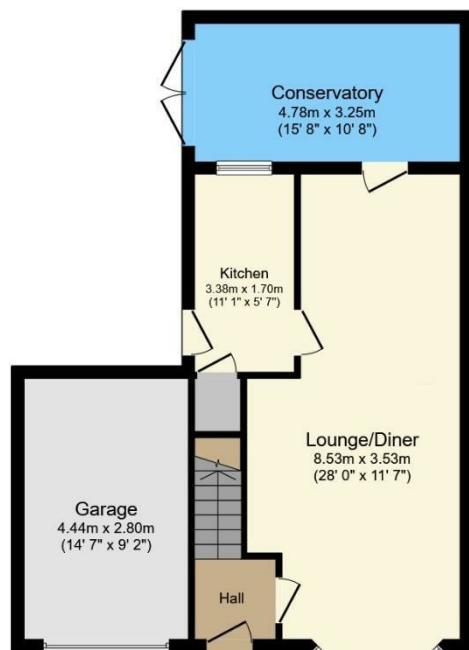


## Key Features

- Three Bedroom Family Home
- 28ft Lounge/Diner
- Fitted Kitchen
- Generous Conservatory
- En-suite to Principle Bedroom
- Family Bathroom
- Driveway and Garage
- Front and Rear Gardens
- No Onward Chain
- EPC - C

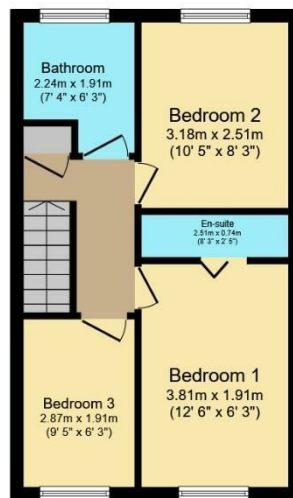
**£264,950**





### Ground Floor

Floor area 61.2 m<sup>2</sup> (658 sq.ft.)



### First Floor

Floor area 35.8 m<sup>2</sup> (385 sq.ft.)

TOTAL: 97.0 m<sup>2</sup> (1,044 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority  
Coventry

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