



**Denshaw Croft, Coventry, CV2 2RB**

**Loveitts**

PART OF | SHELDON BOSLEY KNIGHT

# Property Description

\*\*\*\*OPEN HOUSE SATURDAY 10TH MAY CALL FOR TIME SLOT\*\*\*\* Loveitts are proud and excited to welcome to the market this fantastic and beautifully presented extended family residence with a comprehensive fitted kitchen/dining room with built in appliances all set in the highly desirable location of Walsgrave, Coventry. The property comprises of entrance hallway, lounge, kitchen/dinner, conservatory, downstairs WC, utility room and to the first floor there are four bedrooms, en-suite shower room to the master and a family bathroom while having the benefits of gas central heating and UPVC double glazing.

Walsgrave offers a large range of local shopping options, a range of schooling options, is a short drive to the University hospital and easy access to the M1/M6/A46 road networks. To the front of the property is ample off-road parking in the form of a driveway and to the rear is a fully landscaped well presented.

Call us now to arrange a viewing and avoid disappointment.





## Key Features

- Semi Detached Family Residence
- Four Bedroom Property
- Side Double Storey Extension
- Refitted and Modern Kitchen with fitted appliances
- Utility Room, Downstairs WC and Conservatory
- En-suite Shower Room
- Beautifully presented
- Land scaped garden to rear and driveway to front.
- Close to M1/M6 motorway network and University Hospital
- EPC - TBC

**Asking Price**  
**£345,000**



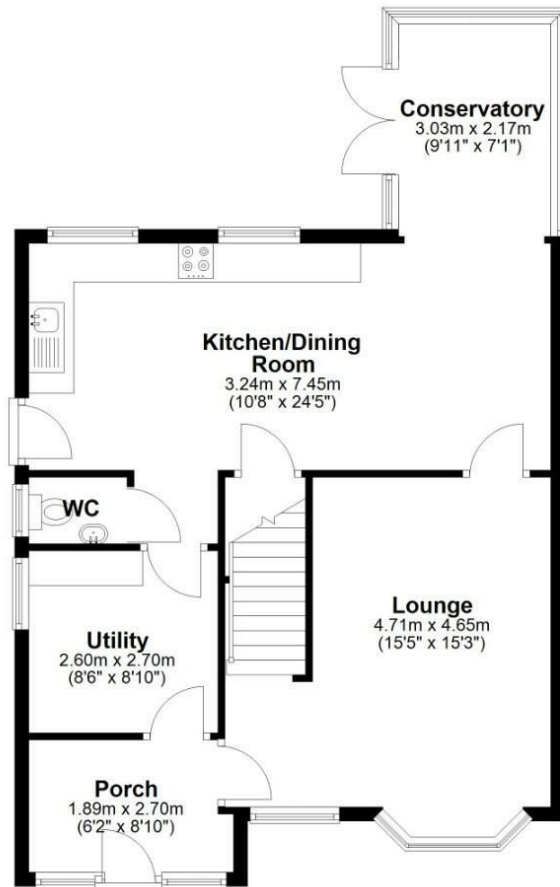




# Floorplan

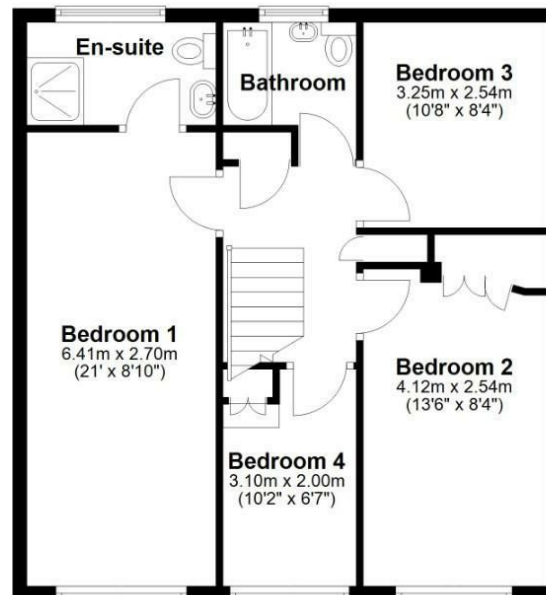
## Ground Floor

Approx. 69.8 sq. metres (750.9 sq. feet)



## First Floor

Approx. 61.5 sq. metres (661.9 sq. feet)



Total area: approx. 131.3 sq. metres (1412.8 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 -

Tenure - Freehold

Council Tax Band - C

Local Authority  
Coventry City Council

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



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