



Shillingstone Close, Walsgrave, Coventry CV2 2JQ
£190,000

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LETTINGS AND SALES

****CLOSE TO UNIVERSITY HOSPITAL**** A well presented two bedroom mid-terrace property with central heating and double glazing. The property is well situated to local amenities and has excellent transport links to the M69 & M6. Briefly comprising of a spacious and light living room with feature fireplace and under stair storage, a modern kitchen/diner with a range of wood effect wall and base units, integrated gas hob & electric oven and additional under stair storage. To the first floor is two double rooms, both with built in wardrobes and a fully tiled family bathroom with white suite to include bath with electric shower over, w/c and hand wash basin. Externally there are lawned gardens to front and rear with a garage and off road car parking space.

Lounge
10'5" x 16'2" (3.18m x 4.95m)

Large double glazed window to front, spacious lounge with feature fire and built in under stair storage.

Kitchen/Diner
13'1" x 7'11" (4.01m x 2.42m)

Double glazed window to rear with views of garden and UPVC door with garden access. Modern fitted kitchen with a range of wall and base units and integrated gas hob and electric oven.

Bedroom 1
10'6" x 12'5" (3.21m x 3.81m)

Double glazed window to front, large double bedroom with built in wardrobes.

Bedroom 2
7'5" x 9'10" (2.28m x 3.00m)

Double glazed window to rear, double room with built in wardrobes.

Bathroom
5'4" x 6'0" (1.65m x 1.84m)

Double glazed window to rear with privacy glass. White suit to include bath with electric shower over, W/C and hand wash basin.

DISCLAIMER

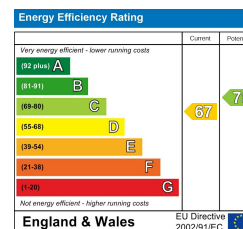
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Garage
8'1" x 16'11" (2.48m x 5.17m)

Brick built garage located to the rear of property with an up-and-over door. also with one off road parking space in front of the garage.

Tenure - Freehold
 The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings
 Viewings are strictly by appointment only via Archer Bassett.



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