



12 Leven Way, Walsgrave, Coventry, CV2 2RA
£310,000

cartwright
hands

12 Leven Way

Coventry

- Three Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Study
- Downstairs WC
- Shower room
- Freehold
- EPC D (65)
- Council Tax Band D

Situated in the popular residential area of Walsgrave, Leven Way offers easy access to a wide range of local amenities, highly regarded schools, University Hospital Coventry, and excellent transport links to the city centre and motorway network. The accommodation features: entrance hall, lounge, dining room, fitted kitchen, study, ground floor WC, on the first floor there are three bedrooms and a shower room. Externally there is an enclosed rear garden with patio and lawn area enclosed by timber fence boundary, to the front there is a lawned garden and a driveway and a single garage.



Accommodation Comprises

On the Ground Floor

Entrance

Double glazed door to front, door to lounge.

Lounge

Double glazed bay window to front, fire place, tv point, wall lights, radiator, doors to stairway and dining room.

Dining Room

Double glazed sliding doors to rear garden, TV point, wall lights, radiator, door to inner hall leading to Study and downstairs WC, door to kitchen.

Fitted Kitchen

Double glazed window to rear, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, integrated electric oven and four ring electric hob with cooker hood, space for fridge/freezer, double glazed door to rear garden.

Study

Double glazed window to rear, radiator.

W.C.

Opaque double glazed window to front, low level WC wash hand basin, radiator.

On the First Floor

Landing

Bedroom One

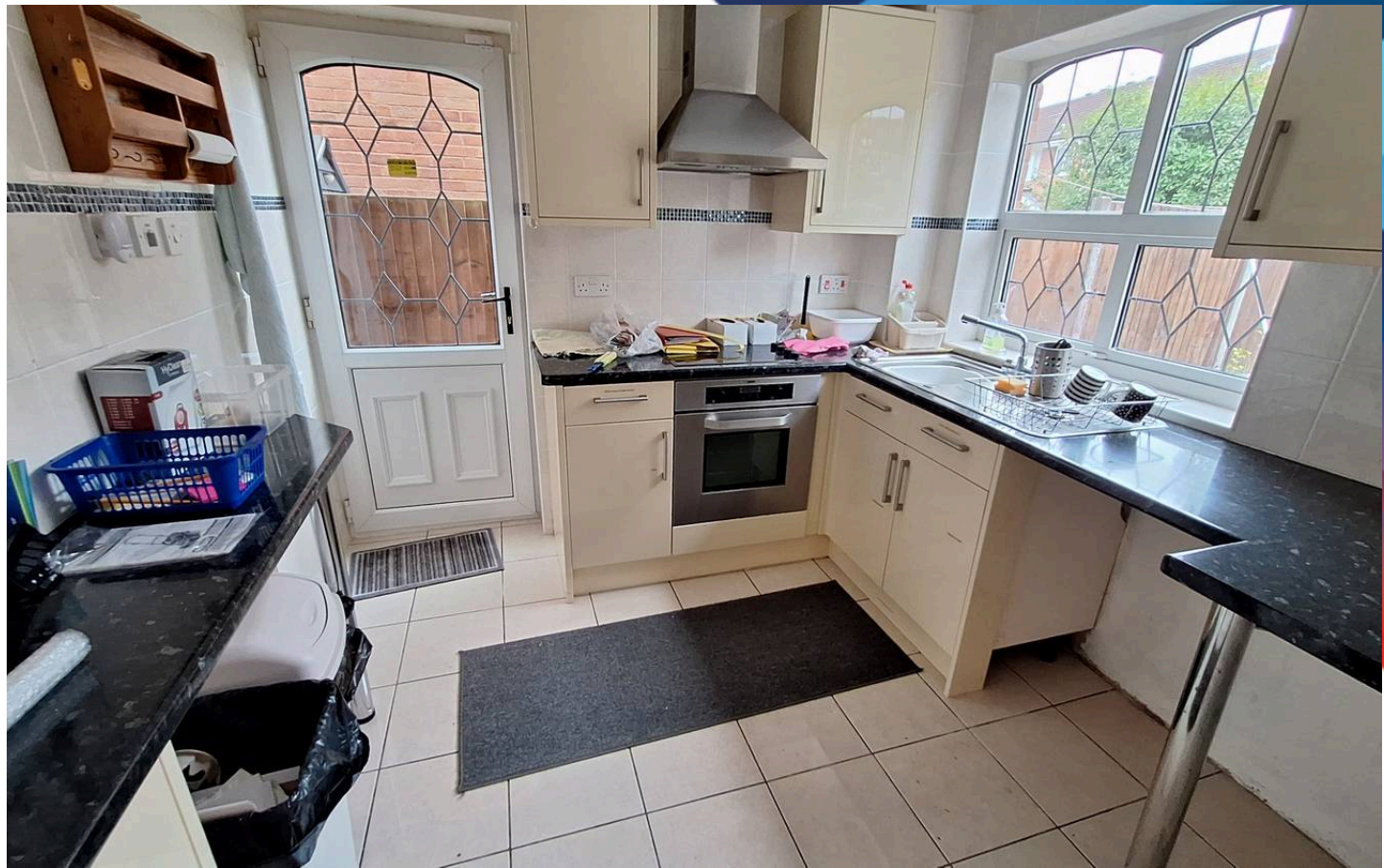
Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, wall mounted cupboards, radiator.

Bedroom Three

Double glazed window to front, wall mounted cupboards, radiator.



Shower Room

Opaque double glazed window to rear, shower cubicle with electric shower, low level WC, wash hand basin.

Front of Property

Driveway and lawned front garden, single garage with up & over door.

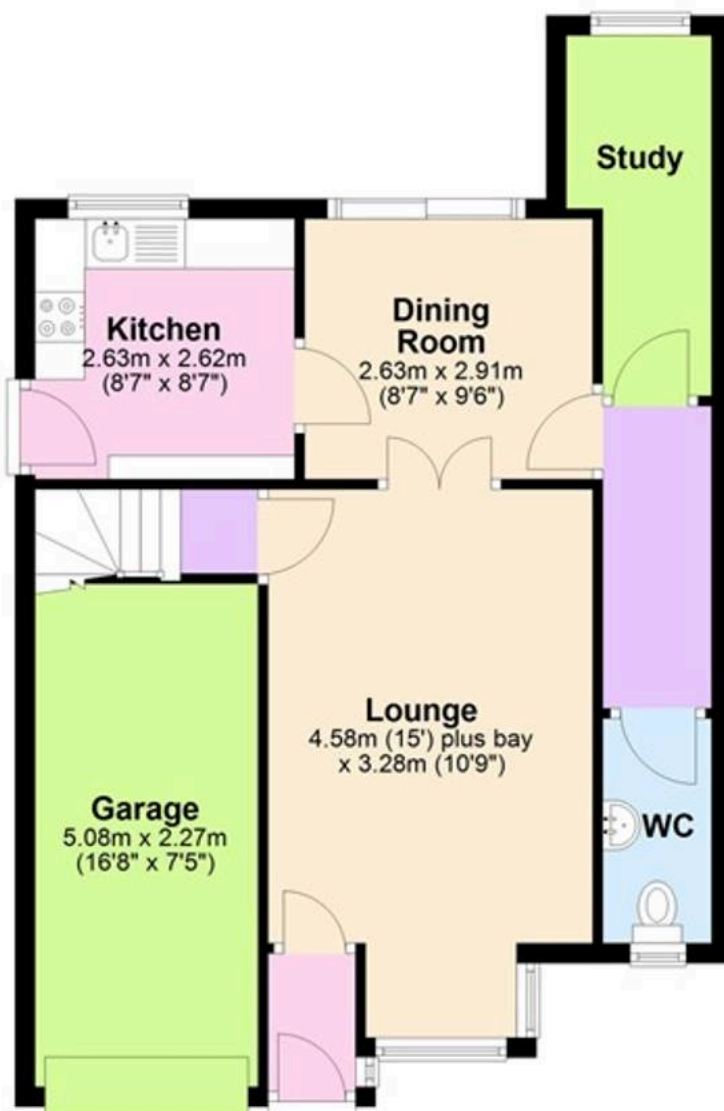
Rear Garden

Patio seating area leading to level lawn area with flower beds with flowers, plants and bushes enclosed by timber fence boundary.



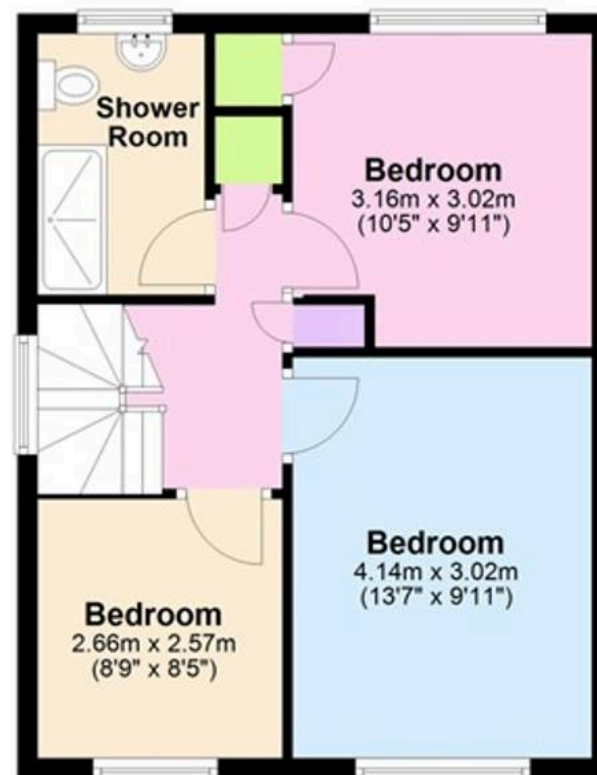
Ground Floor

Approx. 58.9 sq. metres (634.4 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 100.5 sq. metres (1081.6 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Special Notes

Special Notes We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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