



## Lymore Croft, Coventry CV2 2PS Guide Price £230,000

Nestled in the tranquil cul-de-sac of Lymore Croft, Walsgrave, Coventry, this charming end mews house offers a delightful blend of comfort and convenience. Situated close to the hospital, this property is ideally located for those working in the healthcare sector or anyone who values easy access to essential services.

As you arrive, you are welcomed by a floral garden, entrance hallway, extended fitted kitchen with scenic views to the front, a lounge/diner with double door opening to the second reception room, perfect for relaxation or entertaining guests.

To the first floor you will find the family bathroom alongside two further bedrooms, both benefitting of built in wardrobes.

Externally, complemented by the mature gardens to the front and you will find two parking space, making it convenient for residents and visitors alike.

One of the standout features of this home is the scenic view to the front, where you can enjoy the beauty of nature without the distraction of adjacent properties.

In summary, this end mews house in Walsgrave presents a wonderful opportunity for those seeking a comfortable home in a desirable location. With its charming features and convenient access to local facilities, it is a property not to be missed.









#### **Entrance Hall**

Entrance door into property, central heating thermostat, stairs Heating: Gas central heated to first floor, doors to:

#### Kitchen

## 10'4" x 6'11" (3.16m x 2.10m)

Fitted with matching base and eye level units, worktop with 1 & 1/2 sink with drainer an mixer tap, integrated oven/hob and extractor fan, plumbing for washing machine, space for fridge and freezer, window to front, tiling to all walls.

## Lounge/Diner

## 13'4" x 13'1" (4.07m x 3.99m)

feature wooden beams to ceiling, gas fire with surround to side, window to rear, door to garden, double doors to:

## **Lounge Area**

## 13'0" x 9'8" (3.96m x 2.95m)

Tv ports, feature fire places with gas fire, window to front, sliding door to garden.

#### **Bedroom 1**

## 9'11" x 13'1" (3.01m x 3.99m)

Window and radiator to front, fitted wardrobes, fitted above bed storage cupboards

#### **Bedroom 2**

### 10'8" x 8'4" (3.26m x 2.53m)

Window and radiator to rear, fitted wardrobes.

#### **Bathroom**

## 8'2" x 4'6" (2.48m x 1.36m)

fitted with a three price suite comprising of; a deep panelled bath with electric shower & rail, close coupled w/c, pedestal hand wash basin, tiling to all walls, window to rear, radiator to side.

#### **Good to Know**

Tenure: Freehold Floor area: 685.60 sqft Energy efficiency rating: D Council tax band: C Year built: 1983

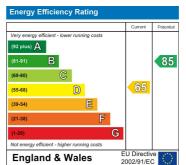
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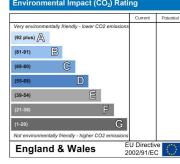
Loft: Insulated

#### **Disclaimer**

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.













# **WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers NUNEATON CV11 4AL

nuneaton@pointons-group.com

024 7637 3300

109 New Union Street COVENTRY CV1 2NT 024 7663 3221

ATHERSTONE CV9 1AU 01827 711911 coventry@pointons-group.com atherstone@pointons-group.com

74 Long Street

naea | propertymark