



## Turlands Close, Walsgrave Coventry CV2 2PT Guide Price £460,000

Located in the popular residential area of Walsgrave, Coventry (CV2 2PT), this well presented four bedroom detached home offers 1668Sqft of generous living space throughout and is ideal for families seeking a comfortable and convenient place to call home.

The ground floor comprises two spacious reception rooms, providing versatility for living, dining, and entertaining, along with a well-arranged kitchen and welcoming entrance hall. Upstairs, you will find four well-proportioned bedrooms, offering ample space for family members, guests, or a home office, along with a family bathroom.

Externally, the property benefits from a private driveway with parking for multiple vehicles and a good-sized rear garden, perfect for outdoor enjoyment.

Situated in a desirable neighbourhood close to Walsgrave Hospital (UHCW), local shops, schools, parks, and major road links including the M6, M69 and A46, this property combines peaceful residential living with excellent access to everyday amenities and transport options.

A fantastic opportunity to secure a spacious family home in a sought-after location. Early viewing is highly recommended.





### Living Room

35'11" x 11'5" (10.96m x 3.47m)

Bay window to front, double doors to garden, door to entrance hall

### Kitchen

22'2" x 9'10" (6.76m x 2.99m)

Fitted with matching base and eyelevel units with workspace over, 1 1/2 bowl stainless steel sink with drainer and mixer tap, space for free standing oven with extractor fan above, space for fridge and freezer, plumbing for washing machine and dryer, windows to rear, door to garden

### Reception Room

8'11" x 8'11" (2.71m x 2.71m)

Window to side, door to:

### Utility Room

5'0" x 8'11" (1.53m x 2.71m)

Base level units with sink and drainer, plumbing for washing machine, window to rear.

### Ground Floor W/C

6'8" x 5'0" (2.05m x 1.53m)

Fitted with a two piece suite consisting of a close coupled w/c and hand wash basin, window to front

### Bedroom 1

11'0" x 11'5" (3.35m x 3.47m)

Window and radiator to front,

### Bedroom 2

13'2" x 11'5" (4.02m x 3.47m)

Window and radiator to rear

### Bedroom 3

10'11" x 6'0" (3.32m x 1.84m)

Window and radiator to rear

### Bedroom 4

7'6" x 6'8" (2.29m x 2.02m)

Window and radiator to rear

### Bathroom

6'2" x 9'10" (1.87m x 2.99m)

Fitted with a four piece suite comprising of a shower cubical, deep panelled bath, close couples w/c, vanity hand wash basin, window to front, tiling to all walls.

### Garage

17'10" x 8'11" (5.43m x 2.71m)

Up and over door to front, internal door to rear hall way :

### Tenure

Tenure: Freehold

Age: 1983

Heating: Gas central heating

Garden: South/West Facing

Total SqFt: 1668.14

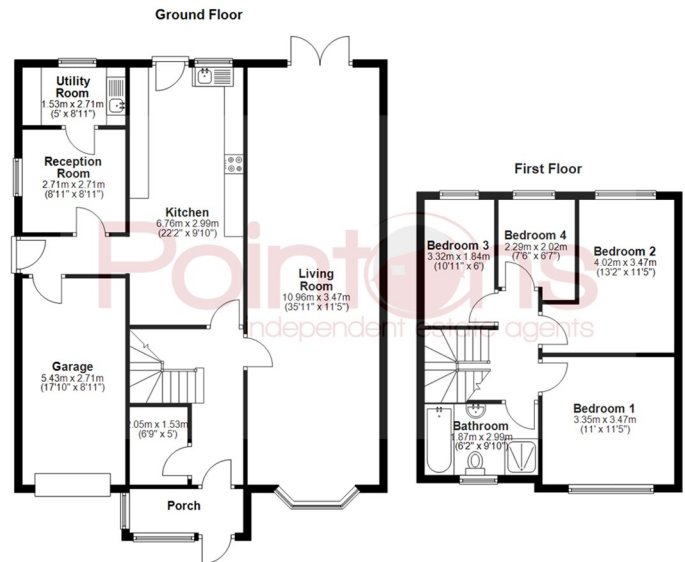
Loft: Insulated

Energy efficiency rating: tbc

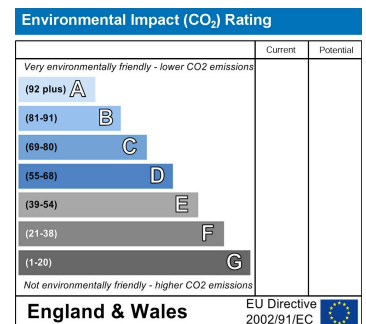
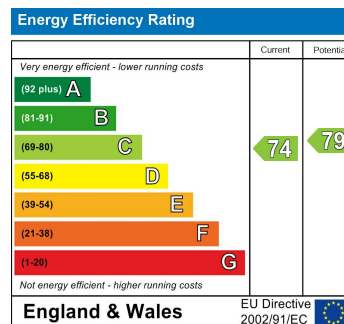
Council tax band: E

### 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.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.



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