

**Kenwyn Green Exhall Coventry CV7 9PL**  
**£185,000**

**Benburys**  
SALES AND LETTINGS



Charming Two-Bedroom Home in Popular Exhall Location

We are delighted to present this lovely two-bedroom home, perfectly situated in a sought-after area of Exhall. The property features a bright and spacious open-plan living room, leading to a modern fitted kitchen. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom.

Additional benefits include a private rear garden, a garage, and dedicated parking. Ideally located close to local amenities, schools, and transport links, this home is perfect for professionals, couples, or small families.

Don't miss out—contact us today to arrange a viewing!

LOUNGE/DINER

Spacious open-plan living and dining area with laminate flooring, a front-aspect window, and a convenient storage cupboard. Stairs leading to the first floor.

KITCHEN/DINER

Modern kitchen featuring high-gloss white units, black worktops, and laminate flooring. Includes an integrated oven, hob, and extractor fan, as well as an integrated washing machine and space for an upright fridge freezer. Rear-aspect window and door providing access to the garden.

BEDROOM ONE

A generously sized double bedroom with a front-aspect window, carpeted flooring, and a radiator.

BEDROOM TWO

Another spacious bedroom with a rear-aspect window, carpeted flooring, and a radiator.

BATHROOM

Stylish bathroom featuring a white P-shaped bath with an electric shower overhead, a modern low-level vanity unit with a toilet and sink, and mainly tiled walls. Obscure front-aspect window for privacy.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

REAR ASPECT

Well-maintained garden with a lawn on both sides, a pathway leading to the rear gate, and access to the garage.

GARAGE & DRIVEWAY

Brick-built garage with an up-and-over door, complemented by a private driveway.

VIEWINGS

We would be delighted to show you around this property.

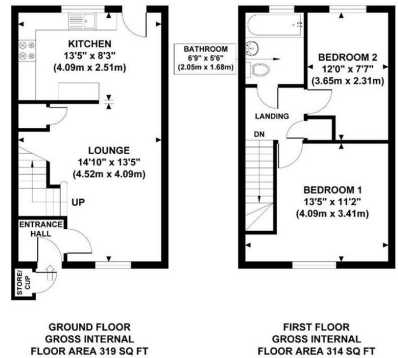
If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

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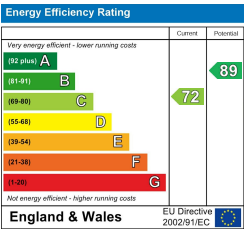
AGENCY NOTES

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

KENWYN GREEN, EXHALL, CV7 9PL  
Approximate Gross Internal Area 633 sq ft / 58.80 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



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