



Watersmeet Road
Coventry , CV2 3HW
Asking Price £159,950



DESCRIPTION

No Upward Chain A mid-terrace two bedroom family property located in the Wyken suburb of Coventry. There are a number of OFSTED rated 'good' schools in the area, an important consideration for families.

Accommodation comprises in brief;

Entrance Hallway

Enter through a UPVC door into a porch area with a further door into an entrance hallway, with stairs leading to first floor and a door leading to;

Lounge / Diner / Kitchen

24'11" x 14'1" (7.6 x 4.3)

This open plan space blends the kitchen, lounge, and dining areas into one bright, connected layout, all with easy-care laminate flooring. It's perfect for modern living – great for entertaining, keeping the family connected, and making the most of natural light. Stylish, practical, and relaxed.

Conservatory

14'1" x 6'2" (4.3 x 1.9)

Accessible from the kitchen area the conservatory overlooks the rears garden.

Cloakroom

Within the conservatory is a door leading to a downstairs toilet.

Landing

Stairs leading up to the first floor landing, with doors into bedrooms and bathroom.

Master Bedroom

12'1" x 11'5" (3.7 x 3.5)

With UPVC windows overlooking the front of the property.

Bedroom

11'1" x 9'6" (3.4 x 2.9)

With UPVC windows overlooking the back of the property.

Bathroom

7'10" x 4'7" (2.4 x 1.4)

With white bathroom suite including; toilet, sink with vanity cupboard, and bath with electric shower.

Garden

The property benefits from a small garden space at the front of the property and good-sized rear garden, which is predominantly paved.

At the bottom of the rear garden is a garage space, ideal for storage.

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

