



3 Newland Lane, Coventry

Coventry

Offers in Region of £260,000



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Offered with **no upward chain**, this well-presented two-bedroom end terrace property is an excellent opportunity for first-time buyers, downsizers, or investors. The accommodation comprises a welcoming entrance hall, downstairs WC, a recently refitted modern kitchen with integrated oven, hob, and fridge-freezer, and a spacious living/dining room ideal for everyday living and entertaining.

Upstairs, there are two generous double bedrooms and a stylish, recently renovated family bathroom. The property offers approximately **83 sq. m.** of accommodation and has an EPC rating of **D**, with potential to improve to a **B**.

Externally, the property benefits from off-road parking for two vehicles, a detached garage, and a private rear garden, providing excellent outdoor space. The end terrace position offers additional privacy and natural light, while the convenient location provides easy access to local amenities, schools, and transport links.

Early viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

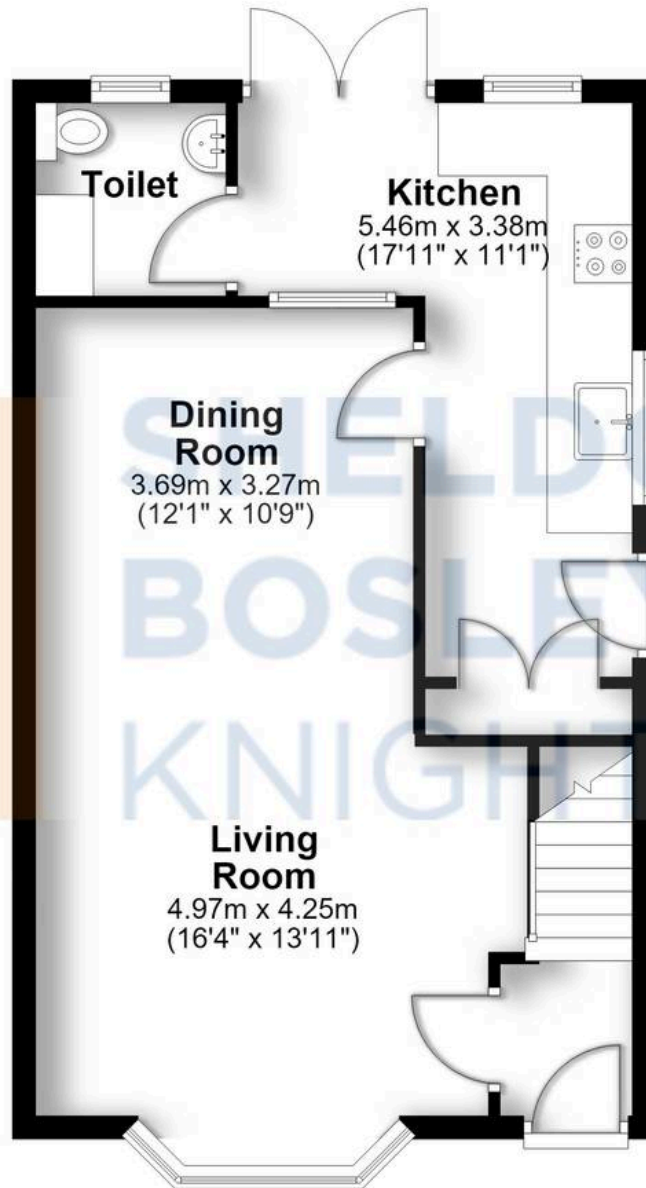
- 2 Bedroom End Of Terrace House
- No Upward Chain
- Downstairs WC
- Kitchen Recently Renovated with Built in Appliances
- Garage via Own Drive
- Bathroom Recently Renovated
- Off Street Parking for 2 Cars
- 2 Good Size Bedrooms





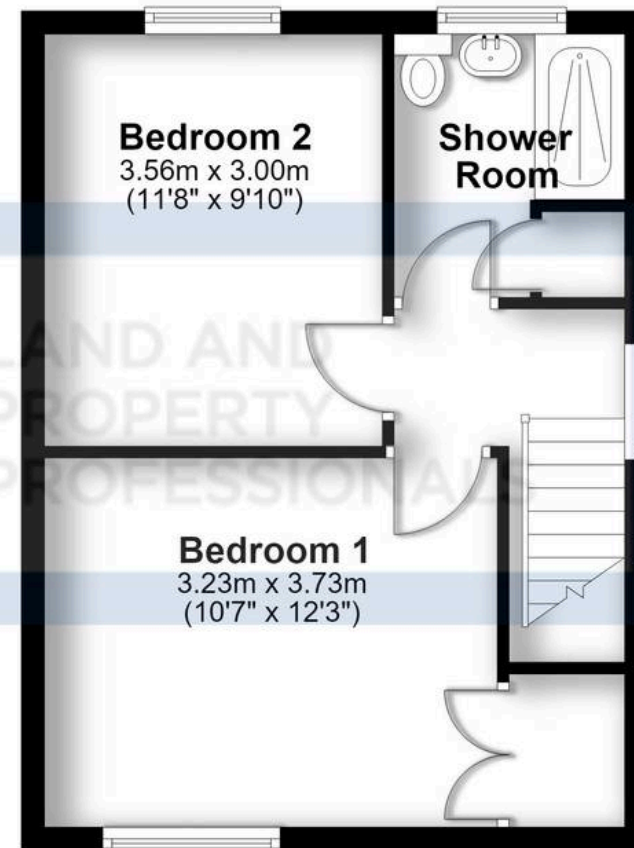
Ground Floor

Approx. 48.9 sq. metres (526.3 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.0 sq. feet)



Total area: approx. 83.1 sq. metres (894.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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