



227 Coventry Road, Exhall
Coventry

Offers Over £300,000

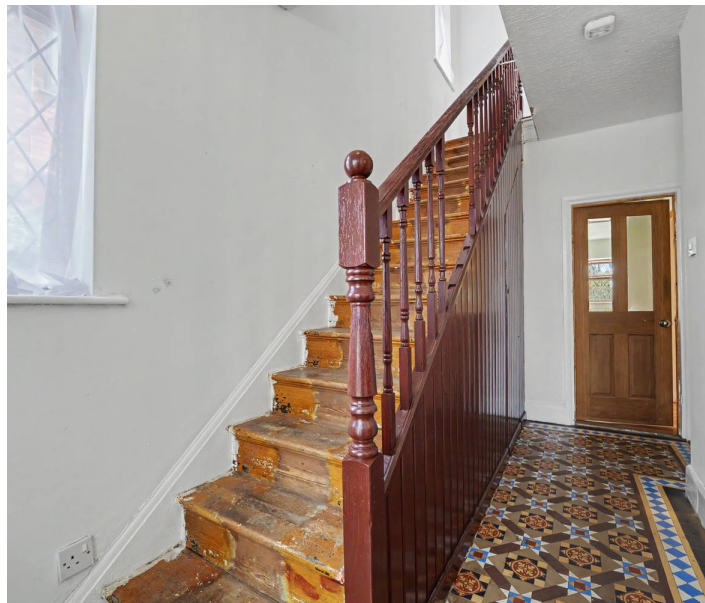


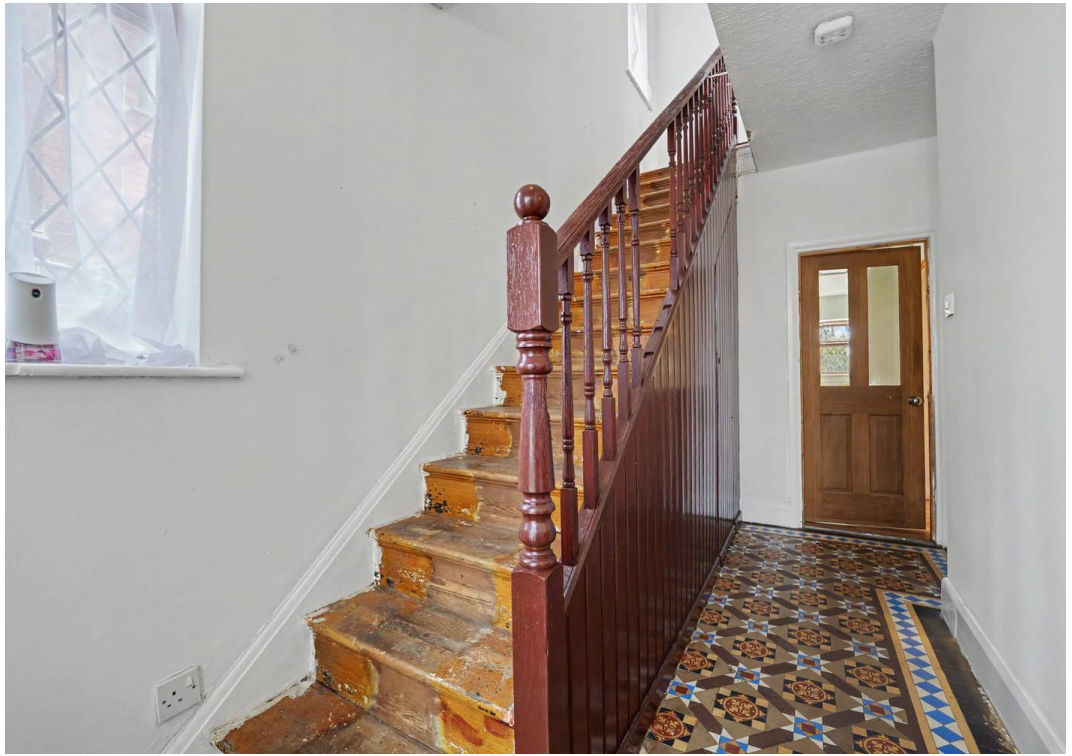
227 Coventry Road

Exhall, Coventry

This well-presented three bedroom semi-detached house offers an excellent opportunity for families and investors alike, situated in a popular residential location with convenient access to local amenities, schools, and transport links. The property is offered with no upward chain, making for a smooth and straightforward purchase process. Inside, the accommodation comprises a welcoming entrance hall, a spacious lounge, and a recently renovated kitchen that provides a modern and functional space for every-day living and entertaining. The first floor features three well-proportioned bedrooms, a family bathroom, and stairs leading to a useful loft space that offers additional flexibility for storage or potential further development (subject to the necessary consents). The home benefits from gas central heating, ensuring comfort throughout the seasons, and has an EPC rating of E with the potential to improve to C. With an approximate total floor area of 88 square metres, this property represents an excellent family home project or a strong investment opportunity in a sought-after area.

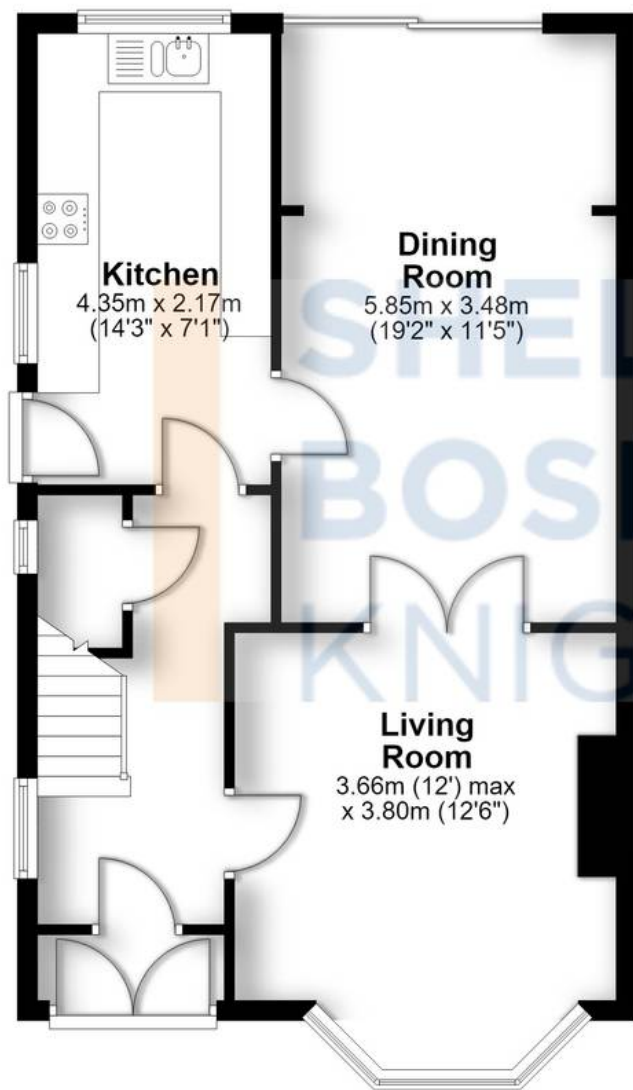
Externally, the property boasts a generous plot with off-street parking for two to three cars, providing ample space for family vehicles or guests. The front garden is attractively landscaped, creating a welcoming approach to the house, while the rear garden offers a private outdoor retreat that is ideal for children to play, gardening enthusiasts, or summer entertaining. The outdoor space presents excellent potential for further landscaping or the addition of outbuildings (subject to planning permissions), allowing buyers to tailor the garden to





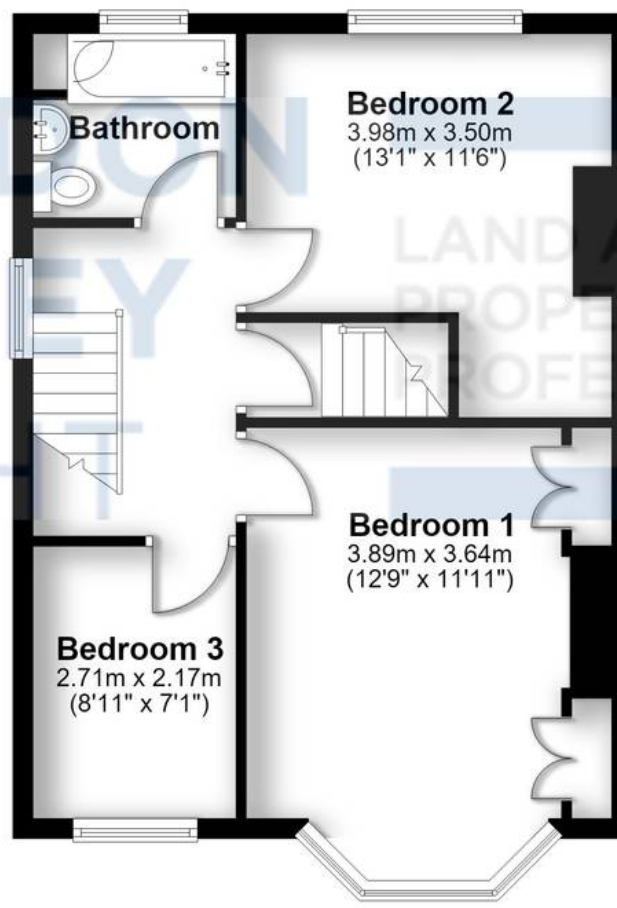
Ground Floor

Approx. 55.5 sq. metres (596.9 sq. feet)



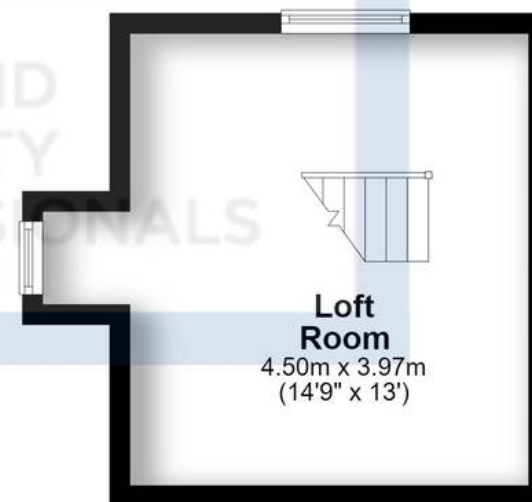
First Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



Second Floor

Approx. 18.7 sq. metres (201.0 sq. feet)



Total area: approx. 119.5 sq. metres (1285.9 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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