



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

£259,995

Located in

Coventry





# Woodway Lane

Coventry | CV2 2EG

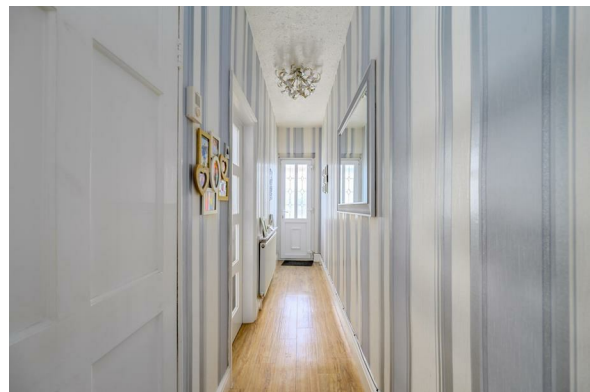


Emma Sheridan is delighted to offer this much-loved family home in the heart of Walsgrave.

Coming to the market for the first time in many years, this wonderful three-bedroom home has been lovingly cared for and enjoyed by the same family for decades. Offering approximately 1,350 sq ft of accommodation, generous room sizes, high ceilings, a fantastic garden and private parking for multiple vehicles, this is a home that truly needs to be seen to be appreciated.

# Woodway Lane

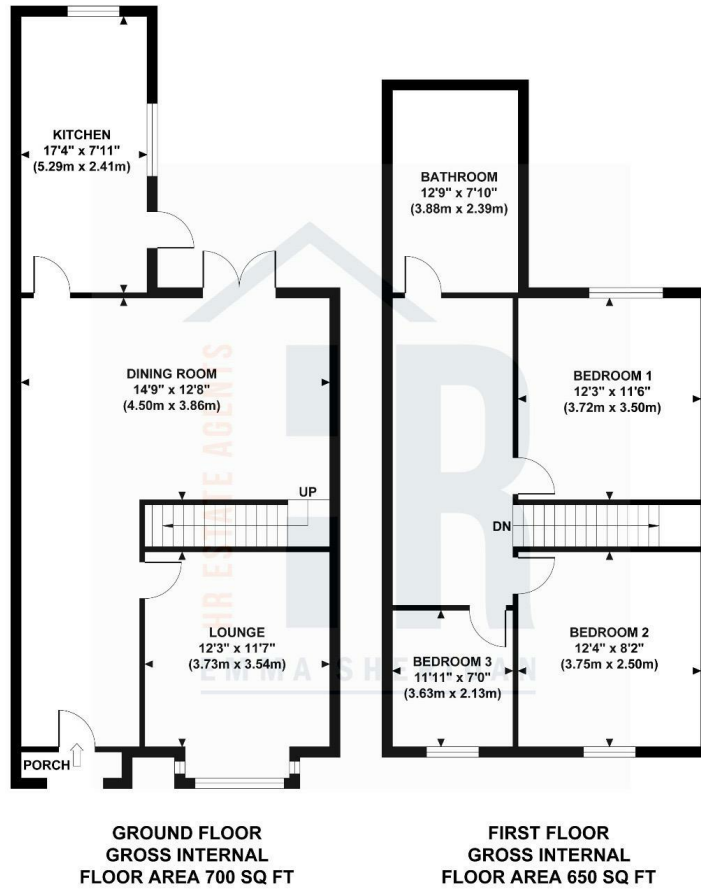
£259,995 Freehold



- Approximately 1,350 Sq Ft With Spacious Rooms And High Ceilings Throughout
- Modern Kitchen With Excellent Storage And Space For Appliances
- Large Family Bathroom And Well-Balanced Family Layout
- Bright Front Lounge And Separate Dining Room With Patio Doors To Garden
- Three Well-Proportioned Bedrooms, Master With Fitted Storage
- Landscaped Rear Garden Plus Rare Private Off-Road Parking For Multiple Vehicles

## Woodway Lane

Approximate Gross Internal Area 1350 sq ft / 125.30 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.

## Council Tax Band B

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Number Three Siskin Drive

Coventry

CV3 4FJ

HR ESTATE AGENTS