



141 Woodway Lane

WALSgrave ON SOWE, COVENTRY, CV2 2EH

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



If you're dreaming of living in a spacious home with plenty of space for children to play, perfect for entertaining family and friends and with excellent local schools nearby then look no further than this beautifully presented home!

Property at a glance

Freehold Semi-Detached Home

Two Spacious Bedrooms

Bathroom And Cloakroom

Open Plan Kitchen Diner

Attractive Rear Garden

Garden Shed And Toddler Play House

Driveway Parking For Two Cars

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Local Amenities Within Walking Distance





It's a pleasure to introduce you to this ideal semi-detached home on Woodway Lane! This semi-detached house offers two spacious bedrooms, a living room, an open plan kitchen-diner, a bathroom, a cloakroom, a driveway able to comfortably accommodate two cars and a generous rear garden.

Outside, this beautifully presented two-bedroom semi-detached family home offers a very spacious rear garden. This garden is very well maintained and has a vegetable garden and shrubs that are beautifully arranged. What's more there is an astro turfed area which makes the perfect place for alfresco dining and barbecues in the summertime. Additionally, at the very end of the garden, there is a shed and a large charming two storey toddler's playhouse that will entertain the little ones for hours and hours.

This beautifully presented two-bedroom semi-detached family home is located in the heart of the desirable Coventry suburb of Walsgrave On Sowe, this family home has got something for everyone! Wyken Croft Nature Park is nearby and is the perfect place to walk the dog. There is convenient access to the University Hospital Coventry & Warwickshire and to Cross Point Retail Park for high-street shopping.

What's more, the property is within walking distance to a variety of local nurseries, primary and secondary schools with Whittle Academy Nursery and Primary School and Cardinal Wiseman Secondary School just a stone's throw away.

For commuters this family home is ideally located. This stunning home benefits from excellent public transport links with regular bus routes linking to Coventry Rail Station and Coventry city centre and there is easy access to the M6 and the M69 motorways.



The Seller's View

“The heart of our home is the open-plan kitchen/dining room. We prepare our meals together and there is plenty of room for our little ones to help out or entertain themselves with a toy.”

“Summer time is the best time of year. We grow our own flowers, fruit and vegetables so we love to spend time gardening in the spacious garden. Our most treasured memory is making the playhouse at the end of the garden and playing in it with our eldest.”

“What attracted us to the area was the fact that you are so well connected to everything and you don't necessarily need a car for your essentials. There is parks, shops and the hospital all in walking distance. If you do need to commute, the motorway is very close and you never have to queue to get onto it.”



“Our favourite room – The Kitchen/Dining Room”

Directions

Head southeast on M6. At junction 2, Use the 2nd from the left lane to take the M69 exit to Coventry. Use the right lane to take the A46 exit toward Coventry. At Ansty Interchange, take the 4th exit onto Hinckley Road. At the roundabout, take the 2nd exit and stay on Hinckley Road. Go through 1 roundabout and turn right onto Woodway Lane. Continue to follow Woodway Lane. 141 Woodway Lane, Coventry, CV2 2EH will be on the left.

Services

Mains gas, mains electricity, mains water and broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Council House, City, Earl St, Coventry CV1 5RR
<https://www.coventry.gov.uk/>
Tel 08085 834333
Tax band - B

Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

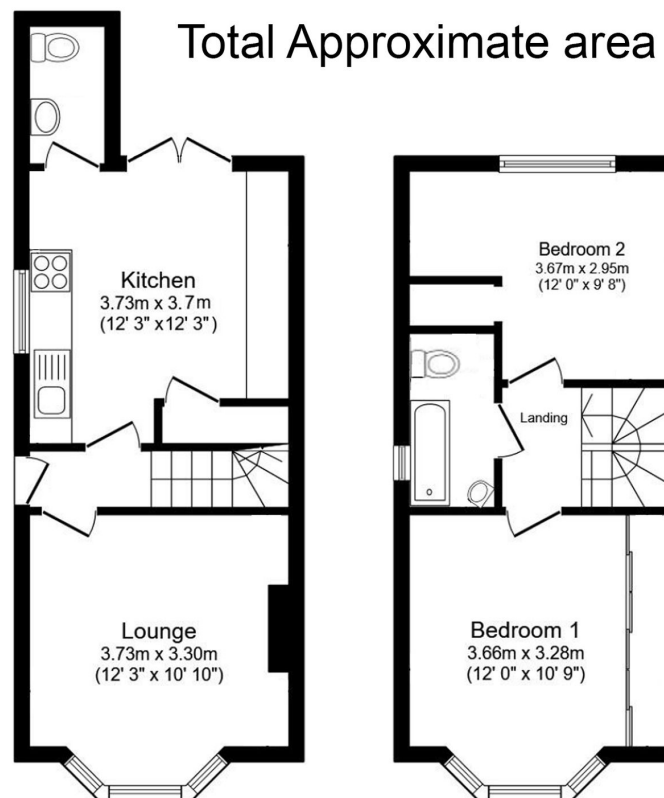
Amenities/Distances

City Centre 3.6 miles
Primary Schools 0.1 miles
Train Station 0.4 miles
Motorway links 2.1 miles
Airport 14.7 miles
Bus Stop 0.1 miles
University 3.4 miles
Hospital 1.2 miles

Woodway Lane, Coventry, CV2



Total Approximate area - 64 sq.m. / 686 sq.ft.



Ground Floor

First Floor

Not to scale - for identification only

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92+)	86
B (81-91)	
C (69-80)	
D (55-68)	62
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

About the **Area**

Coventry

Coventry is a city in the West Midlands, England. It is on the River Sherbourne. Coventry has been a large settlement for centuries, although it was not founded and given its city status until the Middle Ages. The city is governed by Coventry City Council.

Formerly part of Warwickshire until 1451, and again from 1842 to 1974, Coventry had a population of 345,328 at the 2021 census, making it the tenth largest city in England and the 12th largest in the United Kingdom.



West Midlands

West Midlands is a landlocked county, it borders Staffordshire to the north and west, Worcestershire to the south, and is surrounded by Warwickshire to the east.

The county is almost entirely urban, with an area of 348 sq miles and a population of 2,919,600, making it the second most populous county in England after Greater London. After Birmingham (1,144,919) the largest settlements are the cities of Coventry (345,324) and Wolverhampton (263,700), Solihull (126,577), and Sutton Coldfield (109,899)



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

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Dealing with a limited number of clients to give you a more personal service

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Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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