



**Sewall Highway, Coventry  
CV2 3NX**

**Guide Price £200,000**

**Freehold - Coventry City Band: A - EPC:**

Pointons are delighted to offer for sale this well-presented two-bedroom home, situated in a popular residential location of Wyken with excellent access to local amenities, schools, transport links and Coventry City Centre.

The property offers spacious accommodation throughout, comprising an entrance hallway, a bright and welcoming lounge, a fitted kitchen/diner with ample storage and workspace, and access to the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private enclosed rear garden, ideal for relaxing or entertaining, while the location makes it an excellent choice for first-time buyers, downsizers, or investors seeking a property in an area with strong rental demand.



## Living Room

10'2" x 12'7" (3.10m x 3.84m)

Bay window to front, vertical blinds fitted in window reveal, feature gas fireplace with oaks surround, TV and Internet port, door to entrance hall, double doors too;

## Kitchen/Dining Room

12'3" x 15'7" (3.74m x 4.75m)

Open plan kitchen/diner with matching base and eye level units with workspace above, stainless steel bowl with drainer and mixer tap, space and plumbing for washing machine, cooker and fridge freezer, extractor fan and tile splashback above cooker, door to under stair storage, single door to garden and patio doors to garden, radiator to side.

## Family Bathroom

7'9" x 4'6" (2.35m x 1.36m)

Fitted with a three-piece suite comprising of a shower cubicle, close coupled WC, vanity hand wash basin, chrome towel heater, window to rear, aqua panelling to all walls.

## Bedroom 1

12'4" x 12'5" (3.75m x 3.78m)

Window and radiator to front, integrated wardrobes with sliding doors.

## Bedroom 2

11'1" x 10'10" (3.38m x 3.29m)

Window and radiator to rear, door to boiler cupboard.

## External

To the front: A walled garden with lawn and mature shrubs with a resin path

To the rear: fully enclosed garden with resin patio and lawn area, planting beds with mature shrubs, garage and vehicle access to the rear

## Good to Know

Tenure: Freehold,

Age: 1930's

Garden: North east

Total SqFt: 741.2

Heating: Gas central heating

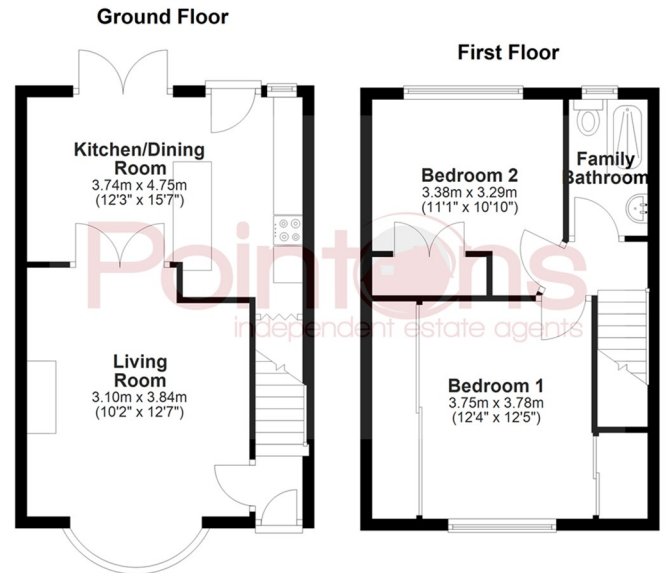
Loft: Insulated

Energy efficiency rating: tbc

Council tax band: A

## Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

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>			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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