



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

£260,000

Located in

Coventry





Wryneck Walk

Coventry | CV4 9YG



Rockwell Allen is delighted to present this beautifully presented three-bedroom semi-detached home, ideally situated within the highly sought-after Woodland View development.

Designed for modern family living, the property offers stylish and well-proportioned accommodation throughout. The ground floor comprises a welcoming entrance hallway with a convenient guest WC and a contemporary fitted kitchen complete with an integrated oven and hob.

To the rear, the spacious lounge enjoys an abundance of natural light and features French doors opening onto a beautifully landscaped, west-facing garden, creating the perfect space for relaxing or entertaining while making the most of the afternoon and evening sunshine.

The first floor offers a modern family bathroom, a generous principal bedroom with an en-suite shower room, and two further well-proportioned bedrooms. A loft hatch is accessed from the spacious landing, providing useful additional storage.

Externally, the property benefits from two off-road parking spaces positioned to the side of the home, while the attractive rear garden provides a private outdoor retreat.

The property is subject to an annual estate maintenance charge of approximately £213.00.

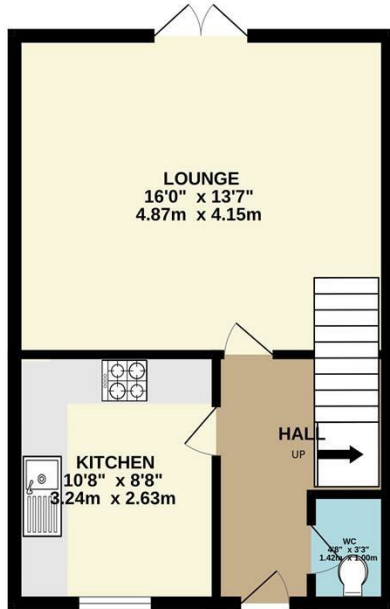
Wryneck Walk

£260,000 Freehold

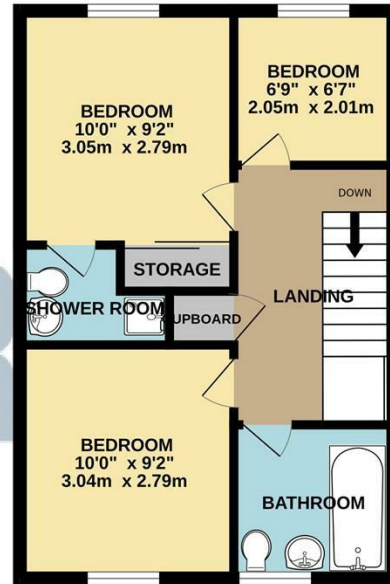


- No Chain
- Garden
- Fitted Bathroom
- Parking
- En-suite
- Fitted Kitchen

GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C3026

Council Tax Band

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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