



**Woods Piece, Coventry
CV7 8NP**

Guide Price £190,000

Freehold - Nuneaton And Bedworth Band: B - EPC: C

A well-presented two bedroom terraced property situated on the outskirts of Coventry, offering a practical and comfortable family home. The property features a bright and welcoming interior, with a spacious lounge/dining area, modern fitted kitchen and useful downstairs WC.

The first floor provides two well proportioned bedrooms together with a family bathroom. To the rear is a private enclosed garden, offering a combination of patio and lawned areas, making it ideal for families, outdoor entertaining or children. The front offer a double driveway

The property is ideally positioned for access to Coventry Arena, local amenities and major road networks, with excellent motorway connections providing convenient access towards Birmingham and surrounding areas.



Kitchen

9'1" x 8'4" (2.78m x 2.54m)

Fitted with matching bass and eye level units with worktop over, stainless steel sink with mixer tap and drainer, tiling to walls above worktop, integrated gas hob and electric oven with extractor fan above, space and plumbing for washing machine, space for fridge. Freezer, window to front

WC

3'0" x 6'9" (0.91m x 2.07m)

Fitted with a two-piece suite comprising of a close coupled WC and pedestal hand wash basin

Living Room

14'5" x 11'9" (4.39m x 3.59m)

TV and Internet port, stairs to first floor, patio doors leading to garden

Bedroom 1

12'4" x 11'9" (3.77m x 3.59m)

Window and radiator to rear, Integrated wardrobes.

Bedroom 2

14'5" x 6'8" (4.40m x 2.02m)

Window and radiator to front.

Family Bathroom

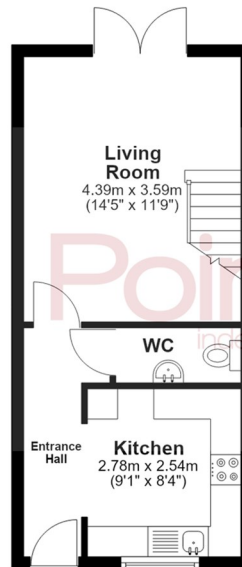
8'3" x 5'0" (2.52m x 1.53m)

Fitted with a three piece suite comprising of a deep panel bath with electric shower and shower screen above, close couple WC, pedestal hand wash, basin, tiling to walls surrounding bath area, radiator to side, window to front.

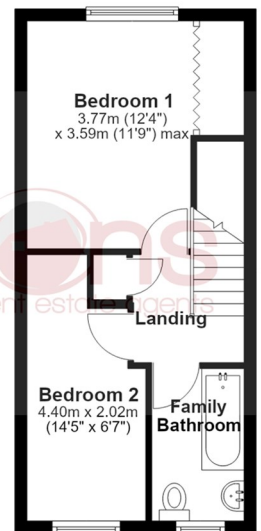
Disclaimer

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.

Ground Floor
Approx. 29.7 sq. metres (319.9 sq. feet)

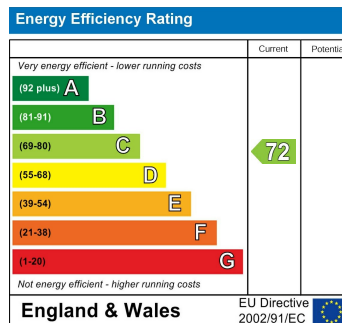
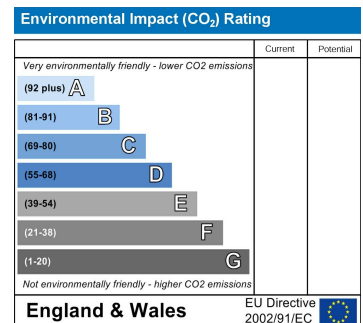


First Floor
Approx. 29.7 sq. metres (319.9 sq. feet)



Total area: approx. 59.4 sq. metres (639.7 sq. feet)

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



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