



Lymore Croft, Coventry CV2 2PS Guide Price £230,000

Nestled in the tranquil cul-de-sac of Lymore Croft, Walsgrave, Coventry, this charming end mews house offers a delightful blend of comfort and convenience. Situated close to the hospital, this property is ideally located for those working in the healthcare sector or anyone who values easy access to essential services.

As you arrive, you are welcomed by a floral garden, entrance hallway, extended fitted kitchen with scenic views to the front, a lounge/diner with double door opening to the second reception room, perfect for relaxation or entertaining guests.

To the first floor you will find the family bathroom alongside two further bedrooms, both benefitting of built in wardrobes.

Externally, complemented by the mature gardens to the front and you will find two parking space, making it convenient for residents and visitors alike.

One of the standout features of this home is the scenic view to the front, where you can enjoy the beauty of nature without the distraction of adjacent properties.

In summary, this end mews house in Walsgrave presents a wonderful opportunity for those seeking a comfortable home in a desirable location. With its charming features and convenient access to local facilities, it is a property not to be missed.



Entrance Hall

Entrance door into property, central heating thermostat, stairs to first floor, doors to:

Kitchen

10'4" x 6'11" (3.16m x 2.10m)

Fitted with matching base and eye level units, worktop with 1 & 1/2 sink with drainer and mixer tap, integrated oven/hob and extractor fan, plumbing for washing machine, space for fridge and freezer, window to front, tiling to all walls.

Lounge/Diner

13'4" x 13'1" (4.07m x 3.99m)

feature wooden beams to ceiling, gas fire with surround to side, window to rear, door to garden, double doors to:

Lounge Area

13'0" x 9'8" (3.96m x 2.95m)

Tv ports, feature fire places with gas fire, window to front, sliding door to garden.

Bedroom 1

9'11" x 13'1" (3.01m x 3.99m)

Window and radiator to front, fitted wardrobes, fitted above bed storage cupboards

Bedroom 2

10'8" x 8'4" (3.26m x 2.53m)

Window and radiator to rear, fitted wardrobes.

Bathroom

8'2" x 4'6" (2.48m x 1.36m)

fitted with a three piece suite comprising of; a deep panelled bath with electric shower & rail, close coupled w/c, pedestal hand wash basin, tiling to all walls, window to rear, radiator to side.

Good to Know

Tenure: Freehold

Floor area: 685.60 sqft

Energy efficiency rating: D

Council tax band: C

Year built: 1983

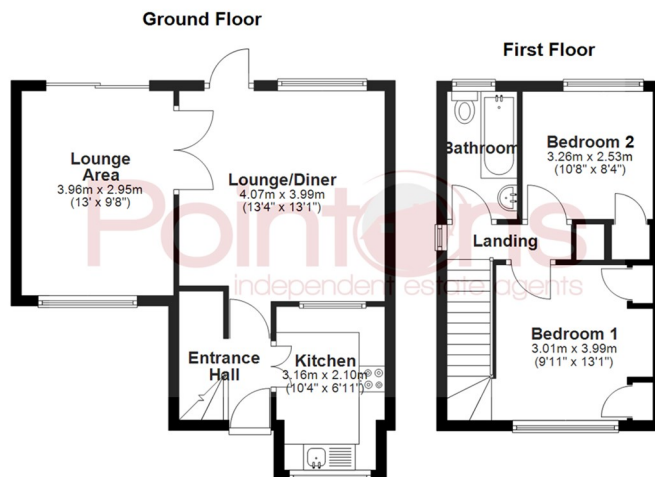
Vendor Position, NO CHAIN

Loft: Insulated

Heating: Gas central heated

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) 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	85

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



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