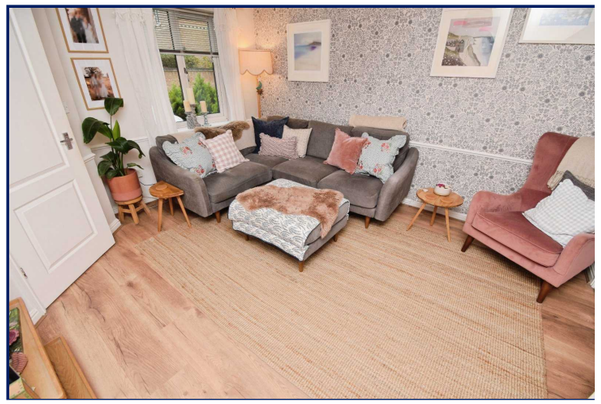




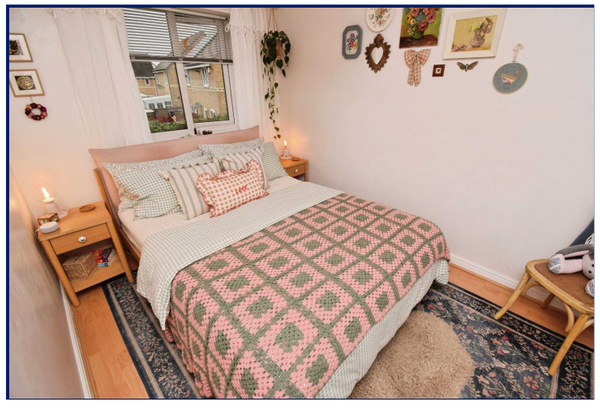












Linford Walk, Walsgrave on Sowe,
Coventry, West Midlands, CV2

Offers in excess of: £240,000
Freehold

Reeds Rains

reedsrains.co.uk

Linford Walk, Walsgrave on Sowe, Coventry, West Midlands, CV2

Offers in excess of: £240,000 Freehold

Council Tax Band: C
EPC Rating: C

Reeds Rains Coventry are delighted to offer to the market this immaculately presented three-bedroom semi-detached family home, beautifully maintained and finished to an excellent show-home standard throughout.
Situated within this popular residential area of Walsgrave, the property enjoys convenient access to a wealth of local amenities, shops, schools and transport links, making it an ideal purchase for first-time buyers, young families and those looking to move straight in with little to do but unpack.
The well-proportioned accommodation briefly comprises: a welcoming entrance hall, downstairs cloakroom, spacious sitting room and a superb refitted dining kitchen complete with appliances. To the first floor, a landing provides access to three well-presented bedrooms and a modern family bathroom.
Externally, the property benefits from a driveway providing off-road parking to the front, whilst to the rear there is a particularly pleasant and well-maintained garden, offering an ideal space for relaxing and entertaining.
Properties of this quality are always in high demand, and an early viewing is highly recommended to fully appreciate everything this lovely home has to offer.
EPC BAND C COUNCIL TAX BAND C .

Hallway
Stairs to first floor.

Cloakroom
w.c , wash basin and window .

Sitting Room
14'6" max x 11'5" (4.42m max x 3.48m)
Window to front, doors to

Refiited Dining Kitcchen
14'6" x 9'6" (4.42m x 2.9m)
Range of base and wall units with drawers and working surfaces. Gas Hob and Extractor, Integrated Oven, Microwave, Fridge, Freezer, Dishwasher, Space for dining table, windows and doors to rear.

Landing

Bedroom
10'9" x 8'2" (3.28m x 2.5m)
Window to front and wardrobes.
Bedroom
9'4" x 8'2" (2.84m x 2.5m)
Window to rear.
Bedroom
8' x 6'7" (2.44m x 2m)
Window to front and cupboard

Bath with shower, w.c, wash basin and window.

Front
Laid to driveway . Side access to rear garden

Rear Garden
Laid to Patio and ornamental stone .

The Reeds Rains branch at 15/17 Warwick Row, Coventry, West Midlands CV1 1EX is operated by NSP Properties Limited which is independently owned and operated under a Licence from Reeds Rains Limited. NSP Properties Limited is registered in England within Company Number 06371373. Registered Office: 20 Market Hill, Southam, Coventry CV47 0HF

All Measurements
All Measurements are Approximate.

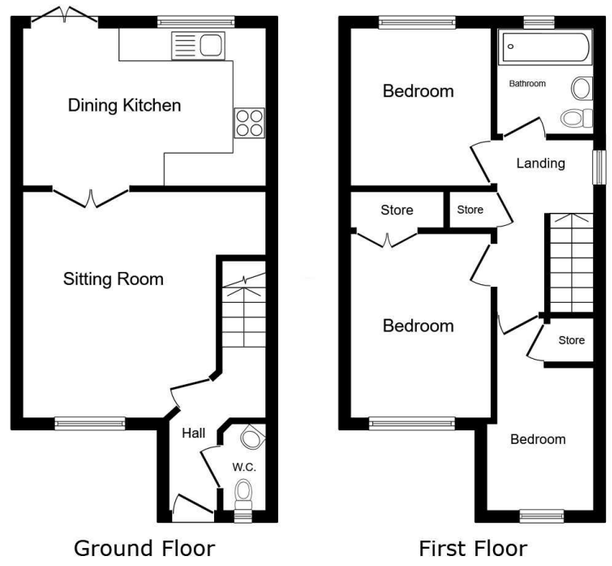
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

Walsgrave On Sowe, Coventry



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Reeds Rains

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk