



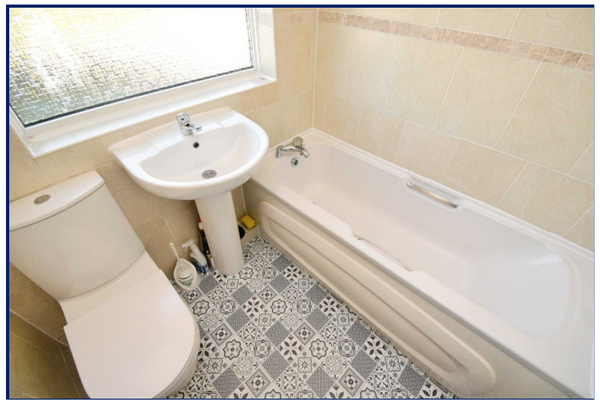












Lichfield Road, Cheylesmore,
Coventry, CV3

**Asking Price: £275,000**
**Freehold**

Reeds Rains

reedsrains.co.uk

# Lichfield Road, Cheylesmore, Coventry, CV3

**Asking Price: £275,000 Freehold**

Council Tax Band: C
EPC Rating: D

Reeds Rains Coventry are delighted to present this attractive THREE BEDROOM SEMI DETACHED FAMILY HOME, offered to the market with the added benefit of NO ONWARD CHAIN.
Situated in the highly sought after area of Cheylesmore, this property enjoys a convenient location with an excellent range of local amenities close by, including shops, restaurants and regular bus routes.
Coventry City Centre and Coventry Train Station are also just a short drive away. Families will appreciate the choice of nearby schools, including Manor Park Primary School, King Henry VIII School and St Thomas More Catholic School.
The accommodation is thoughtfully arranged over two floors. To the ground floor, an entrance porch leads into a welcoming hallway, with access to a spacious lounge, separate dining room and fitted kitchen. To the first floor, the landing provides access to three bedrooms and a family bathroom.
Externally, the property continues to impress with an enclosed rear garden, featuring a patio area, lawn and the added convenience of an external WC. To the front, a driveway provides off road parking for multiple vehicles.
Offering fantastic potential in a desirable location, this property would make an ideal purchase for first time buyers, growing families or investors alike.
Early viewing is highly recommended to fully appreciate the location and accommodation on offer.

**Entrance Hall**
Stairs to first floor, doors leading to

**Living Room**
14'1" x 10'5" (4.3m x 3.18m)
Bay window to front.

**Dining Room**
9'10" x 9'6" (3m x 2.9m)
Window to rear.

**Kitchen**
6'9" x 8'1" (2.06m x 2.46m)
A range of base and wall units, sink, drawers, working surfaces, gas hob, electric oven, space for appliances, windows and door to rear.

**Landing**
Doors leading to
**Bedroom**
14'1" x 9'9" (4.3m x 2.97m)
Bay window to front.

**Bedroom**
10' x 9'11" (3.05m x 3.02m)
Window to rear.

**Bedroom**
6'2" x 7' (1.88m x 2.13m)
Window to front.

**Bathroom**
Bath with shower over, w.c., wash basin, window.

**Rear Garden**
Laid to lawn with storage shed.

**Front**
Driveway

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

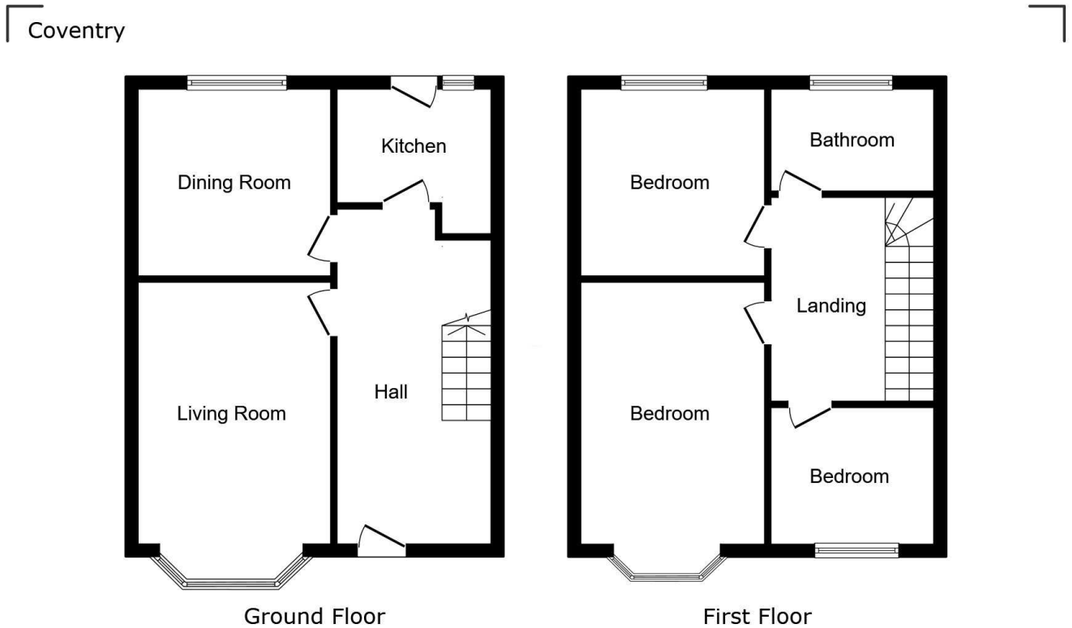
All Measurements
All Measurements are Approximate.

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.




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

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