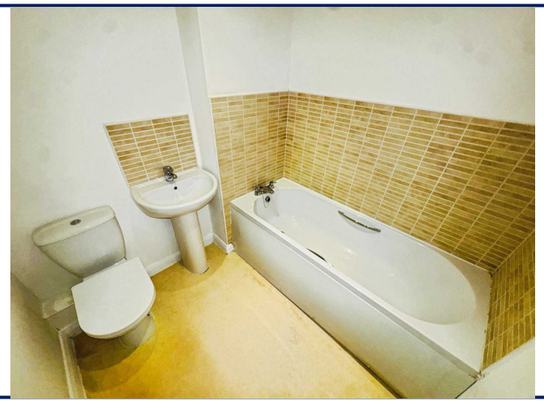







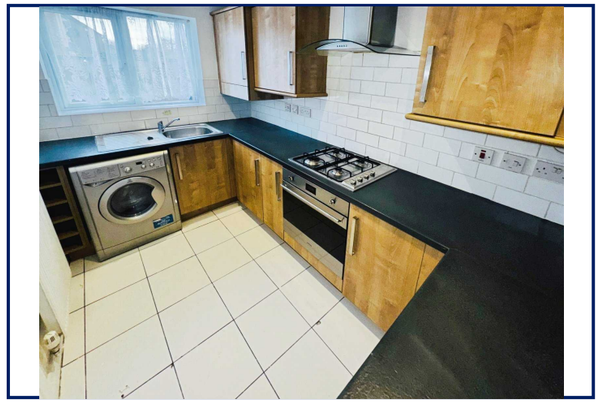

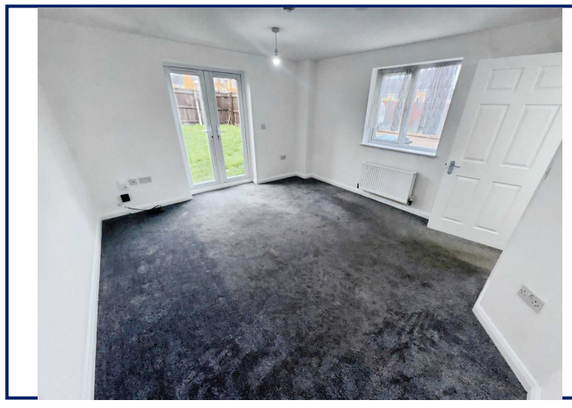



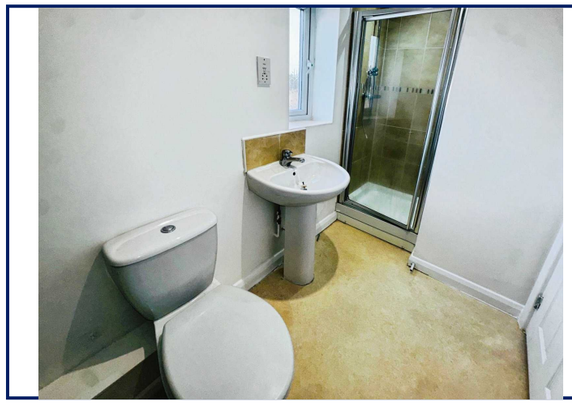

Edgar Walk, Stoke Heath,
Coventry, CV2

Asking Price: £240,000
Freehold

Reeds Rains

reedsrains.co.uk

Edgar Walk, Stoke Heath, Coventry, CV2

Asking Price: £240,000 Freehold

Council Tax Band: B
EPC Rating: C

******NO CHAIN AND IMMEDIATE POSSESSION *******
Reeds Rains Coventry are delighted to present this modern three bedroom family home, ideally suited to first time buyers, growing families, or investors alike. Situated in a highly sought after residential location, the property benefits from excellent access to a wide range of local amenities, including shops, well regarded schools, and convenient transport links.The spacious accommodation comprises an inviting entrance hallway, ground floor cloakroom/WC, bright and airy living/dining room, and a fully fitted kitchen. To the first floor are two generously sized bedrooms, together with a well appointed family bathroom. and a principal bedroom with ensuite shower room on the second floor. Externally, the property boasts a private rear garden, ideal for relaxing or entertaining, along with driveway parking.
Early viewing is highly recommended to fully appreciate all that this excellent home has to offer.COUNCIL TAX BAND B | EPC RATING: C.**Entrance Hall**
Stairs to first floor, doors leading to
Cloakroom
W.c., wash hand basin.
Living/Dining Room
12'6" x 13'10" (3.8m x 4.22m)
Window to front, double doors to rear garden
Kitchen
10'3" x 6'3" (3.12m x 1.9m)
A range of base and wall units, sink, drawers, working surfaces, space for white goods, window to front.
First Floor Landing
Stairs to second floor, doors leading to
Bedroom
12'6" x 10'11" (3.8m x 3.33m)
Window to front and rear.
Bedroom
9'5" x 6'4" (2.87m x 1.93m)
Window to front.
Bathroom
Bath, w.c., wash basin.
Second Floor Landing

Bedroom
24'7" x 9'5" (7.5m x 2.87m)
Window to front, door leading to

Ensuite Shower Room
Shower cubicle, w.c., wash basin.

Rear Garden
Laid to lawn with access to rear.

Rear Parking Space
Located to rear of property.

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

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