



200 Boswell Drive, Coventry, West Midlands. CV2 2GW

Situated in a pleasant cul-de-sac setting and within walking distance of both Walsgrave Primary and Junior Schools and University Hospital, this three bedroomed terraced house is to be sold with no chain. The property represents ideal first time buyer accommodation or investment incorporating three bedroomed accommodation. Being well served with excellent local supermarkets as well as being within a few minutes drive of the M6/M69 motorway network.



PROPERTY DESCRIPTION

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FEATURES

- Three bedroomed terraced property
- Within walking distance of University Hospital
- Gas central heating and double glazing
- Open plan lounge/dining room
- Fully tiled bathroom with shower
- Direct access to brick built integral garage
- Vacant possession with no chain
- Energy Rating - D
- Kitchen with built in hob and oven



ROOM DESCRIPTIONS

uPVC Double Glazed Entrance Door

Leads to:

Open Plan Kitchen

2.90m x 2.7m (9' 6" x 8' 10")

With hob and oven and personal door to the garage.

Open Plan Lounge/Dining Room

With dogleg staircase to the first floor and uPVC double glazed door leading to the rear garden.

Lounge Area

3.5m x 0m (11' 6" x 0' 0")

First Floor Landing

0.9m x 3.3m (2' 11" x 10' 10")

With access to the loft space.

Bedroom One

3.4m x 2.7m (11' 2" x 8' 10")

With built in fitted wardrobe.

Bedroom Two

3.5m x 2.4m (11' 6" x 7' 10")

With built in cupboard over the stair recess.

Bedroom Three

1.9m x 2.3m (6' 3" x 7' 7")

Fully Tiled Bathroom

2.0m x 2.7m (6' 7" x 8' 10")

With shower and built in shelved airing cupboard.

Integral Brick Built Garage

5.4m x 2.4m (17' 9" x 7' 10")

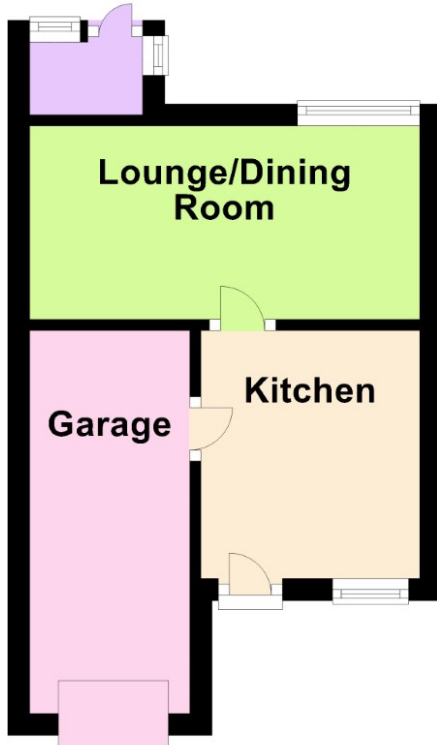
With wall mounted Vaillant gas fired central heating boiler.

Outside

There is direct access to a brick built integral garage with up and over door, an open plan foregarden laid to lawn, a fully fenced rear garden with gated rear pedestrian access.

FLOORPLAN

Ground Floor



First Floor

