

Coleridge Road, Wyken, Coventry, CV2 5HE



GUILD HOUSE
Estate Agents





Guild House estate agents are delighted to offer for sale this well maintained end terraced property in the sought after area of Wyken in Coventry. Situated within close proximity of some excellent local amenities including shops, well regarded schools and University Hospital. Access to major road networks and motorway links are just a short drive away as well as being a short driving distance into the city centre.

The property has been tastefully updated and improved throughout offering spacious living accommodation to comprise on the ground floor: entrance hallway, good sized lounge with feature bay window and refitted kitchen/diner with french doors leading into the garden, fitted with contemporary cream high gloss units, integrated built in double oven, hob and extractor. To the first floor are two well proportioned bedrooms double bedrooms both of which boast built in storage and completing the first floor is a stylishly refitted family bathroom. The property further benefits from laminate flooring throughout the ground floor, gas central heating and upvc double glazing.

Externally the large rear garden has been recently landscaped. Mainly laid to lawn with feature raised planters, entertaining area with bespoke 'bar', a second patio area, shed and new timber fencing fully enclosing the garden. To the front of the property there is a resurfaced gravelled driveway providing parking for two cars.

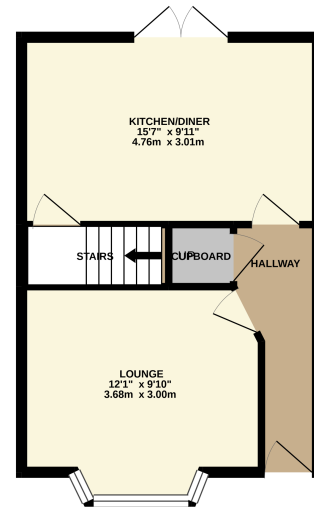
Viewing is highly recommended.



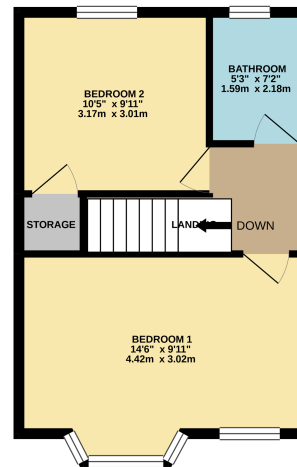
- CATCHMENT FOR GOOD SCHOOLING
- TWO DOUBLE BEDROOMS
- IMMACULATE END TERRACE
- REFITTED KITCHEN DINER
- REFITTED FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- SPACIOUS LOUNGE
- EPC RATING - D
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO EXCELLENT AMENITIES



GROUND FLOOR
368 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.