



## **6 Welsh Road, Coventry, CV2 4LA**

### **Offers Over £200,000**

\*\*\*Three Bedroom Extended Mid-Terrace Family Home – Quiet Cul-de-Sac Location\*\*\*

Situated in a quiet cul-de-sac in the highly convenient Upper Stoke area, this attractive three-bedroom mid-terrace property offers generous and versatile accommodation, having been thoughtfully extended to the ground floor. Ideally positioned on Welsh Road, the property is within easy reach of popular local schools, everyday amenities and excellent transport links, making it an ideal choice for families and those seeking a convenient location.

The ground floor comprises, entrance porch, hallway, a welcoming living room, separate dining room and an extended kitchen providing excellent additional space. There is also a separate utility room with the added benefit of a handy ground floor W.C. To the first floor, the landing provides access to two generous double bedrooms, a further single bedroom and a family bathroom. Externally, the property benefits from its desirable quiet cul-de-sac position, whilst the driveway provides valuable off-road parking. The rear garden is a generous size having patio area, lawn and gated access out to the rear.

This is a fantastic opportunity to acquire a lovely family home offering well-proportioned accommodation, useful ground-floor extension and a highly convenient location close to local schools and amenities. Early viewing is highly recommended.

### Approach / Driveway



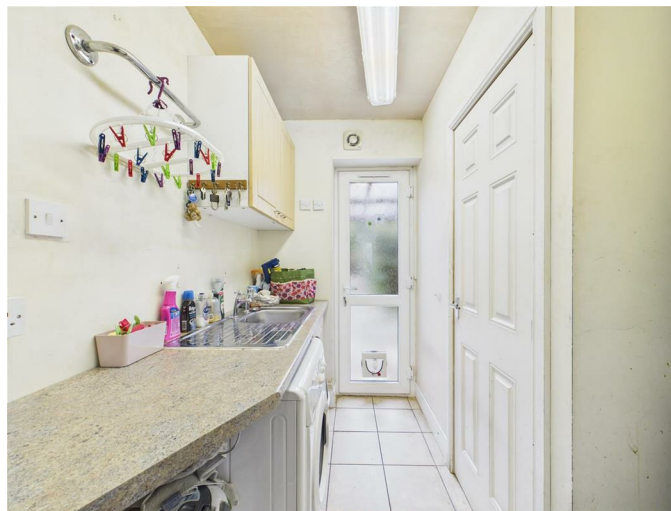
### Kitchen

9'6 x 8'7 (2.90m x 2.62m)



### Utility Room

7'4 x 4'5 (2.24m x 1.35m)



### Entrance Hallway

### Living Room

12'4 x 12'3 (3.76m x 3.73m)

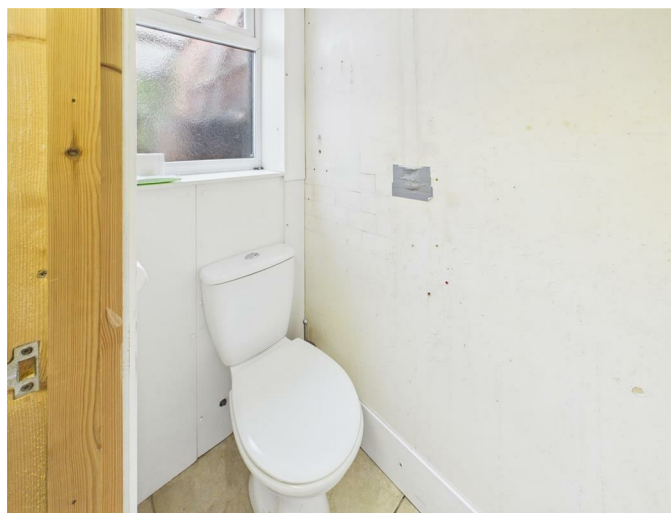


### Dining Room

10'7 x 9'9 (3.23m x 2.97m)



### W.C



### Upstairs Landing

### Bedroom One

11'8 x 10'9 (3.56m x 3.28m )



### Bathroom

6'3 x 5'5 (1.91m x 1.65m)



### Bedroom Two

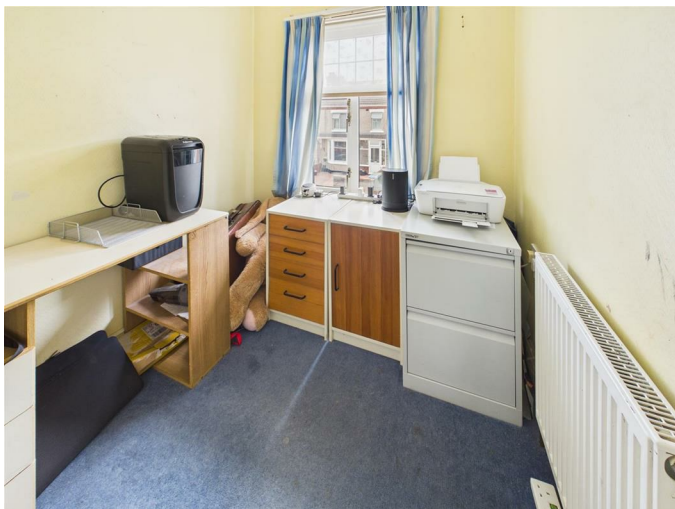
11'8 x 9'9 (3.56m x 2.97m)



### Rear Garden

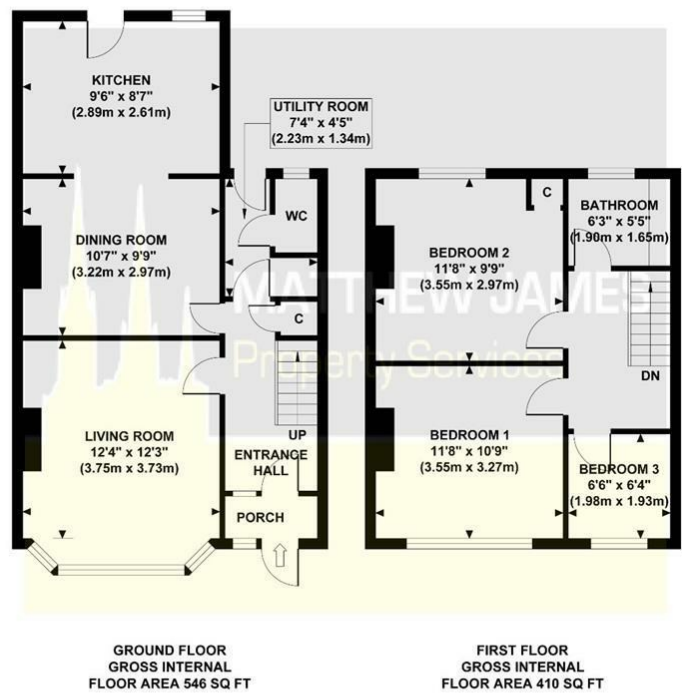


### Bedroom Three



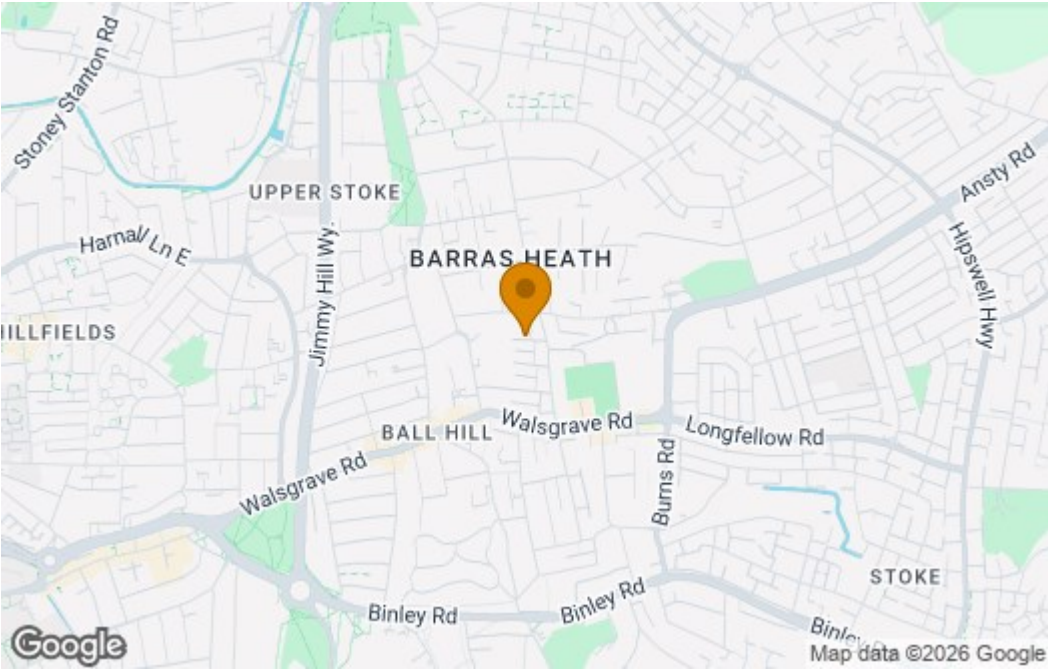
Floor Plan

WELSH ROAD  
Approximate Gross Internal Area 956 sq ft / 88.80 sq m

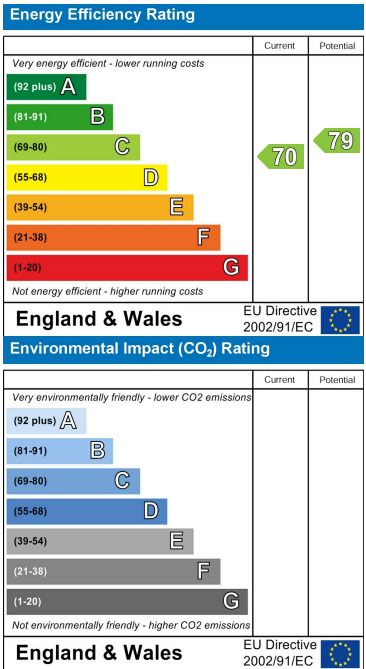


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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