



## 73 Attwood Crescent, Coventry, CV2 3JY Offers Over £195,000

TWO DOUBLE BEDROOMS... MASSIVELY EXTENDED TO THE SIDE... IN NEED OF MODERNISATION... END CORNER PLOT... GARAGE AND OFF ROAD PARKING... GAS CENTRAL HEATING AND PVCU DOUBLE GLAZED... VACANT & NO UPWARD CHAIN... GREAT LOCATION. Located in the desirable area of Attwood Crescent in Wyken Green, Coventry. This lovely bungalow presents an excellent opportunity for those seeking a home to make their own. With two spacious double bedrooms and a well-proportioned reception room, this property offers a comfortable living space that is perfect for families or those looking to downsize.

The open plan kitchen and extended dining area creates a welcoming atmosphere, ideal for entertaining guests or enjoying family meals. The bungalow is set on a large end plot, providing ample outdoor space with gardens to three sides, perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the property boasts a garage and off-road parking, ensuring convenience for residents and visitors alike.

This home is currently vacant and comes with the advantage of no upward chain, making it an attractive option for buyers looking to move in swiftly. While the property is in need of modernisation, it offers a blank canvas for new owners to personalise and enhance according to their tastes and preferences.

Situated close to a variety of amenities, including shops, schools, and parks, this bungalow is ideally located for everyday conveniences. With gas combi central heating already in place, the property ensures warmth

## Front Garden



Laid mainly to lawn with walled perimeter, planted borders, gate to the side leads to the:

## Side Garden



Having a planted border and opening to the rear garden.

## Open Plan Kitchen Dining Room

14'7 x 12'9 (4.45m x 3.89m)



Accessed through the front door with PVCu double glazed window to the front and side elevations, a range of wall base and drawer units with space beneath for appliances, space for table and seating, tiling to all splash prone areas and doorway that leads to the:

## Lounge Dining Room

16'8 x 11'7 (5.08m x 3.53m)



Having a PVCu double glazed window to the front elevation, feature fireplace with inset electric real flame fire with hearth, mantle and surround, cupboard off and door that leads to the:

## Inner Hallway

Having doors that lead off to:

## Bedroom One

13'10 x 9' (4.22m x 2.74m)



Having a PVCu double glazed window to the rear elevation.

## Bedroom Two

9'11 x 9'9 (3.02m x 2.97m)



Having PVCu double glazed French doors that lead to the rear garden.

## Extended Family Bathroom / Shower Room

11'11 x 6'11 (3.63m x 2.11m)



Having a PVCu double obscure glazed window to the rear elevation, walk-in shower enclosure, panel bath, vanity wash hand basin, illuminated mirror and tiling to all splash prone areas.

## Rear Garden



Being laid to slabs and having fenced, walled and planted borders.

## Garage & Off Road Parking

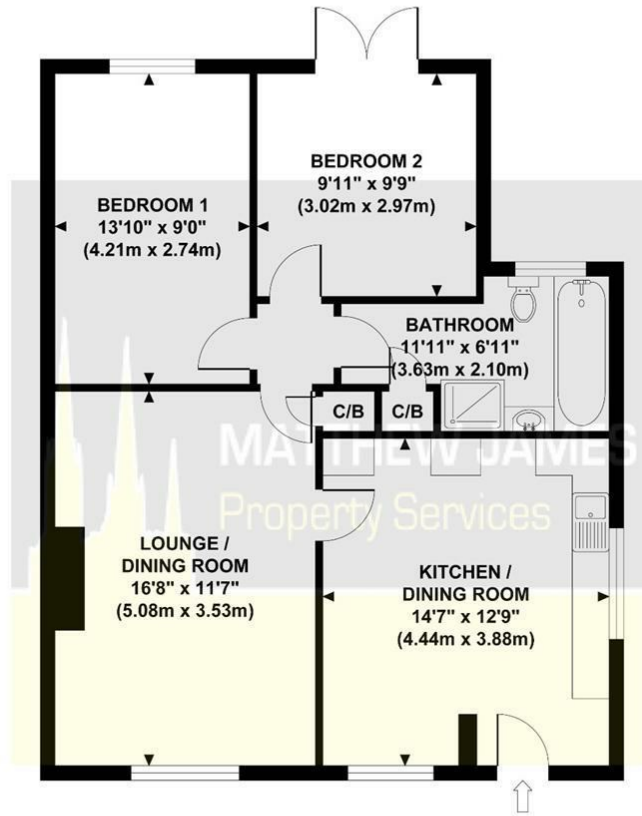


(Not Measured) Being off brick built design with an up and over door to the front elevation. There is also gated off road parking to the front of the garage.

# Floor Plan

## 73 ATTWOOD CRESCENT

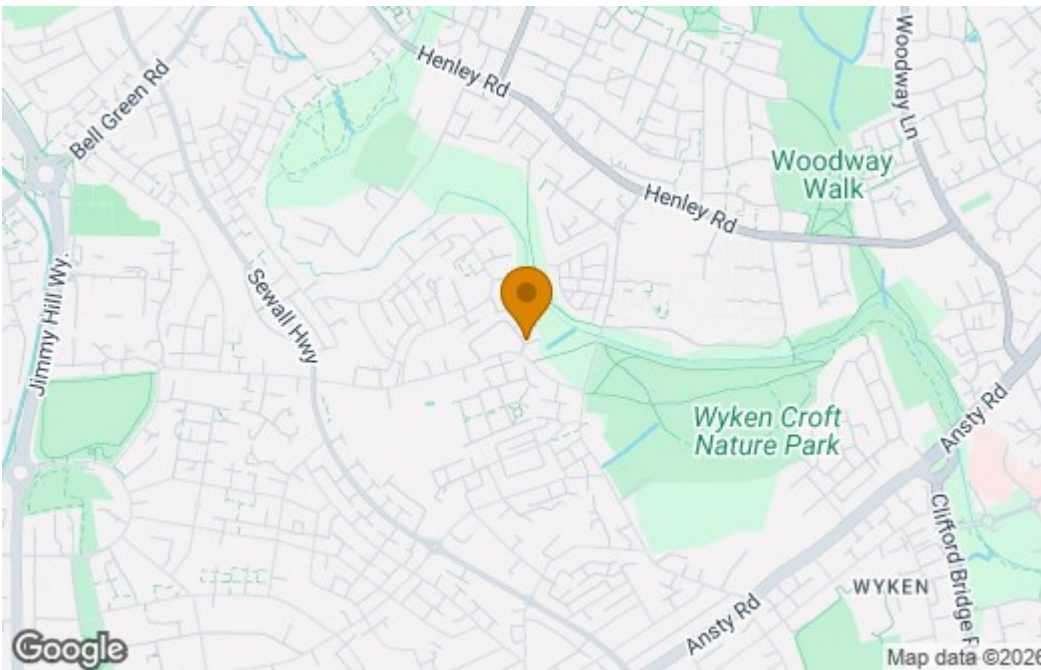
Approximate Gross Internal Area 706 sq ft / 65.60 sq m



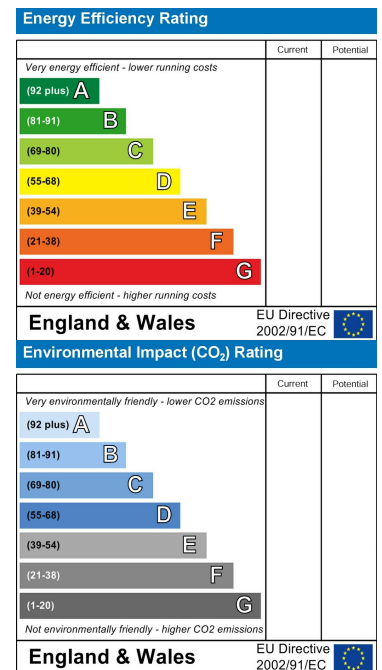
**GROSS INTERNAL FLOOR AREA 706 SQ FT**

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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