



**Flockton Gardens, Coventry**  
**CV6 7PX**  
**Guide Price £220,000**

This modern and well-presented two-bedroom home offers stylish, contemporary living within a popular residential development. Finished to a high standard throughout, the property provides bright, neutral interiors ideal for families or professionals seeking a move-in-ready home.

The ground floor features a welcoming entrance hallway with a convenient downstairs WC, leading through to a spacious lounge finished with modern flooring and tasteful décor. To the rear of the property is a modern open-plan kitchen/diner, fitted with sleek units, integrated appliances, and ample worktop space. French doors open directly onto the rear garden, creating an excellent space for entertaining and everyday family living.

Upstairs, the property offers two well-proportioned bedrooms, all finished in light, neutral tones. The main bedroom provides generous space for furnishings, while the remaining bedrooms are ideal for children, guests, or home working. A modern family bathroom completes the accommodation, fitted with a white suite and shower over bath.

Externally, the property benefits from a private rear garden with patio and lawn areas, ideal for outdoor seating and low-maintenance enjoyment. The home is well located for local amenities, schools, and transport links, making it a practical and attractive choice.





### WC

4'9" x 2'11" (1.46m x 0.90m)

### Living Room

15'3" x 9'3" (4.65m x 2.82m)

### Kitchen

8'1" x 12'11" (2.46m x 3.93m)

### Landing

6'7" x 6'8" (2.00m x 2.02m)

### Bedroom 1

8'1" x 12'11" (2.47m x 3.93m)

### Bedroom 2

8'4" x 12'11" (2.53m x 3.93m)

### Bathroom

6'6" x 5'11" (2.00m x 1.82m)

### Tenure

Age: 2019

Heating: Gas central heating

Total SqFt: 643.60

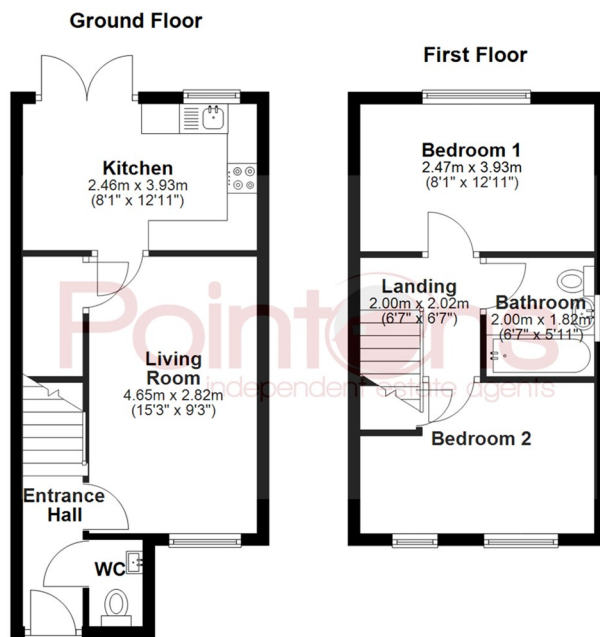
Loft: Insulated

Energy efficiency rating: B

Council tax band: B

### Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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