



**Dronfield Road, Coventry, CV2 4BZ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Welcome to Your New Home on Dronfield Road

This fantastic property on Dronfield Road offers an exceptional opportunity to acquire a unique opportunity in a highly desirable location.

The property offers someone the incredible opportunity to redevelop the home to your own liking, giving you your dream family home to put your very own touch on!

Comprising of a spacious entry hallway, you have a fantastic dual living or dining space with open through access, offering versatility for all types of buyer profiles. At the back of the secondary living space you have great sliding door to your private rear garden. To the rear of the property you have a long kitchen space with rear door access. Upstairs you have 2 well sized double bedrooms, one with a built in wardrobe space, as well as your upstairs family bathroom.

Beyond the property itself, Dronfield Road enjoys proximity to excellent local amenities, transport links, and access to respected schools and green spaces as well as University Hospital. You'll benefit from the best of both worlds: peaceful residential living with convenience at your doorstep.

Viewings are highly recommended. Book your today with Sheldon Bosley Knight Coventry, to ensure you don't miss out.

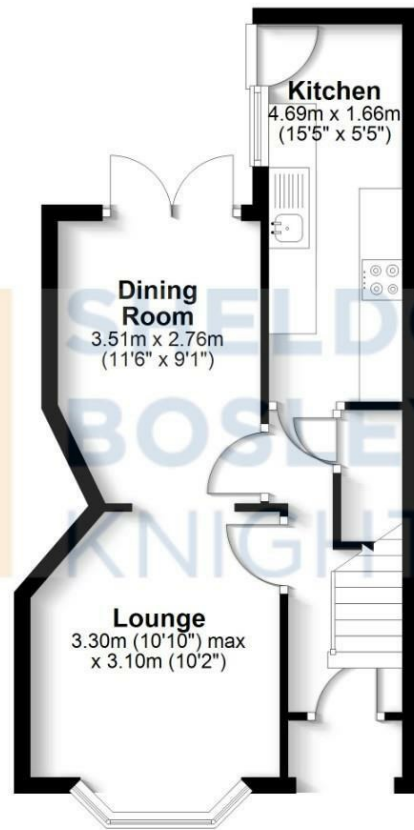






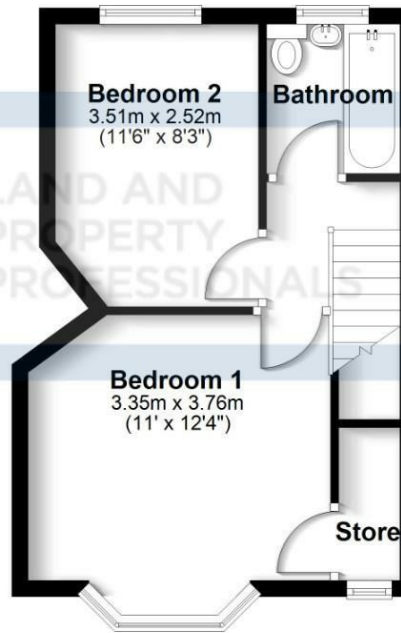
### Ground Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



### First Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



Total area: approx. 64.4 sq. metres (692.8 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.

## Key Features

- 2 bedroom family home
- Unique opportunity
- Dual through access living space
- Private rear garden
- Private driveway
- Profit opportunity for selling on
- Excellent local amenities
- Great transport links
- Proximity to University Hospital

**£190,000**

EPC Rating -

Tenure - Freehold

Council Tax Band -

Local Authority -

### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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