



**Merryfield Way, Coventry, CV2 2NS**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Sheldon Bosley Knight are delighted to offer for sale this beautifully presented four-bedroom detached family home, perfectly positioned on the highly sought-after Merryfields Way. Enjoying a peaceful residential setting within easy reach of excellent schools, local amenities and convenient transport links, this wonderful property combines generous living space with a stylish modern finish throughout.

## Key Features:

- Four-bedroom detached family home
- Spacious lounge and rear extension
- Dedicated utility room
- Large kitchen space
- Gorgeous rear garden
- Huge driveway with space for 6 cars
- Integral garage and ample storage throughout
- Sought-after residential location

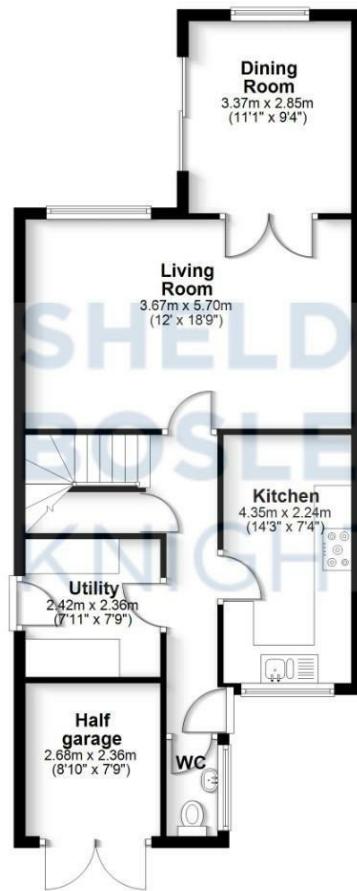
Merryfields Way is an incredibly sought after area in CV2. As a popular and well-established area of Coventry, this property offers a real sense of community as well as close proximity to major amenities such as University Hospital, Supermarkets, Transport Links and more.

Book your viewing today with Sheldon Bosley Knight to ensure you don't miss out.





**Ground Floor**  
Approx. 50.3 sq. metres (541.7 sq. feet)



**First Floor**  
Approx. 46.9 sq. metres (504.3 sq. feet)



Total area: approx. 97.2 sq. metres (1046.0 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.

## 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.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

## Key Features

- Highly sought after residential area
- 4 bedroom detached family home
- Dual living spaces and versatility throughout
- Gorgeous spacious rear garden
- Perfect for families
- Close proximity to amazing amenities and transport links
- Close to University Hospital
- Driveway space for 6 cars
- Integral garage and dedicated utility room

**Offers Over  
£350,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority -  
Coventry City Council