



**Tresillian Road, Exhall, CV7 9PW**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\*EXTENSIVE CORNER PLOT\*\*\*

We are delighted to present this beautiful two bedroom, semi-detached home. Situated in Exhall, on a sizeable corner plot on the end of a cul-de-sac location - location doesn't get more appealing than this! With easy access to Coventry road this provides you with transport links to Bedworth, Coventry, shops and the leisure centre. Not the mention also being in close proximity to Exhall Cedars school.

Briefly comprising; Entrance porch, lounge, fitted kitchen, two spacious bedrooms and bathroom. The exterior provides front lawn and off road parking space with side access to the rear garden granting more parking space and rear lawn.

With gas fired central heating and double glazed windows this property is ready for your furniture. Being a corner plot with a sizeable rear garden, there is also potential to extend (subject to planning permission). Call us now for more information! EPC RATING D & COUNCIL TAX BAND B.







## Key Features

- Semi-Detached Home
- Two spacious Bedrooms
- Extensive Corner Plot
- Spacious Rear Garden
- Ample Off Road Parking
- Close By To Shops
- Great Transport Links to Bedworth & Coventry
- COUNCIL TAX BAND B & EPC RATING D

**£210,000**

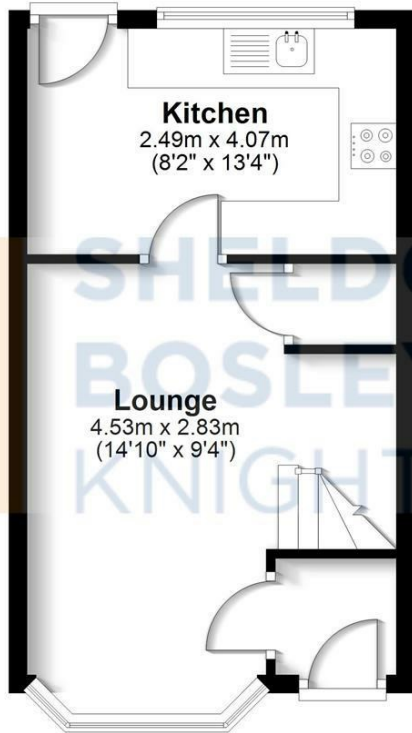






## Ground Floor

Approx. 29.3 sq. metres (315.7 sq. feet)

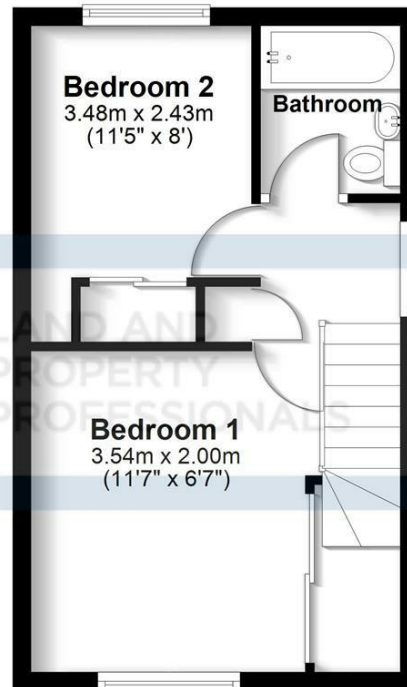


**Kitchen**  
2.49m x 4.07m  
(8'2" x 13'4")

**Lounge**  
4.53m x 2.83m  
(14'10" x 9'4")

## First Floor

Approx. 29.0 sq. metres (311.9 sq. feet)



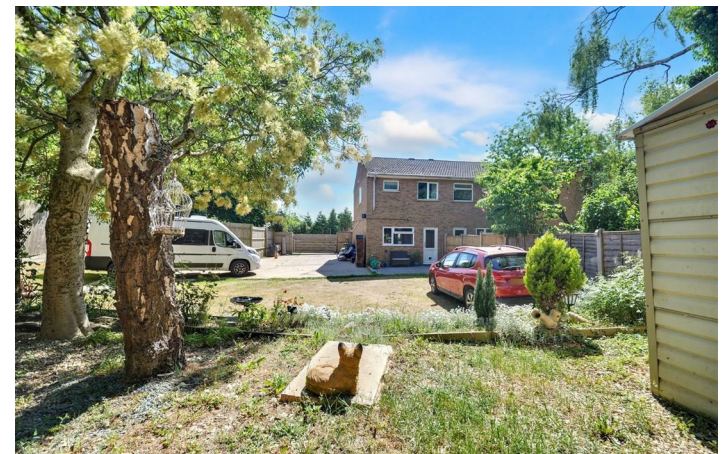
**Bedroom 2**  
3.48m x 2.43m  
(11'5" x 8')

**Bathroom**

**Bedroom 1**  
3.54m x 2.00m  
(11'7" x 6'7")

**Total area: approx. 58.3 sq. metres (627.6 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.



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority  
NBBC





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.

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