



**Wyken Grange Road, Coventry, CV2 3BS**

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

**\*\*NO CHAIN - Spacious End Terrace - Three Bedrooms - Great Garden & Plot\*\*** Located just off Ansty Road, is this superb single bay fronted end of terrace property, which offers spacious bedrooms, rear vehicular access to a garage and good sized garden. Being extremely well situated in relation to Walsgrave hospital, Ball Hill shopping precinct and host of well regarded local schools. In brief the property comprises: Entrance Hall, Lounge/Diner and Kitchen to the Ground Floor. There is a Landing, Three good sized bedrooms, and Bathroom to the First Floor. Externally there is a front garden, with rear garden, storage facility and garage to the rear. We understand the property is Freehold and EPC Rating D65, Coventry City Council Tax Band B.





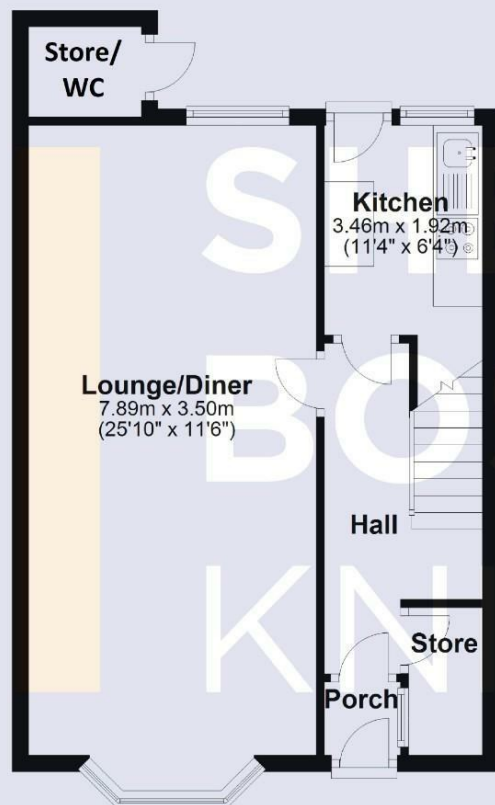






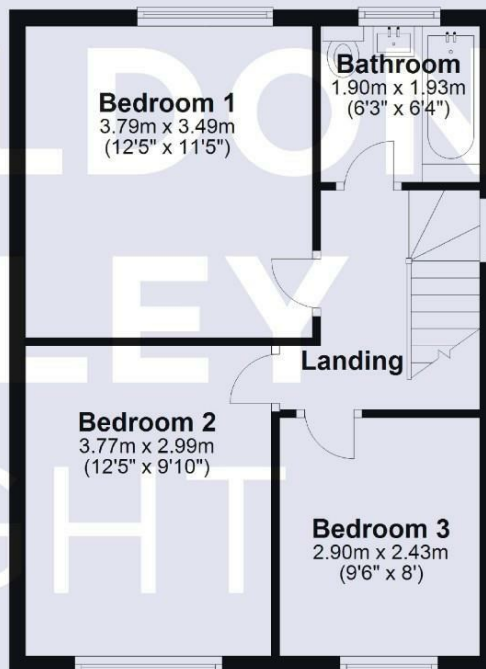
### Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



### First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 85.8 sq. metres (923.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Key Features

- NO CHAIN
- Spacious End Terrace
- Three Bedrooms
- Rear Vehicular Access To Garage
- Great Garden & Plot
- Through Lounge/Diner

**£220,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority -  
Coventry City Council

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