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133 Wigston Road, Coventry, CV2 2NG

Offers over £265,000

We are very pleased to welcome to the market the well designed 3 bedroom detached property, located in the ever popular Walsgrave, Coventry.

With the availability of off Street Parking, 3 double bedrooms, one with an en-suite, a separate reception, and a sizeable rear garden, you have everything you need for your perfect family home, whether just starting out or ready made.

The property is close to all amenities and school sand shops.

This Property is available CHAIN FREE so call today to avoid disappointment.

Lounge

14'5" x 13'9" (4.41 x 4.20)

The lounge is a spacious and light-filled room with laminate flooring, a front aspect view, feature fire surround and doors opening to the kitchen.

Lounge/Dining Room

17'8" x 7'9" (5.40 x 2.38)

The lounge/dining room is equally spacious, has laminate flooring and direct access to the kitchen allowing for accessible serving to the dining table. The room is light-filled and has a dual aspect to the front and French doors opening to the garden patio.

Kitchen

14'5" x 9'5" (4.41 x 2.89)

The kitchen has wall and base cabinets with coordinating worktops, wall tiling and integrated appliances. There is under worktop space for appliances and a useful peninsular breakfast bar divides the room with enough space for a breakfast table. French doors open to the conservatory.

Conservatory

13'6" x 12'1" (4.14 x 3.69)

A large, light-filled garden room with laminate flooring and views over the garden. There is direct access via French doors to the large, paved patio.

WC

4'9" x 2'7" (1.47 x 0.79)

A practical ground floor facility.

Bedroom 1

11'1" x 10'0" (3.40 x 3.07)

A spacious double bedroom with carpeted flooring, a front aspect view, in-built storage and a private en suite facility.

En-Suite

6'7" x 6'1" (2.03 x 1.87)

This modern shower room is neutrally decorated and offers a walk-in shower enclosure, white washbasin and WC.

Bedroom 2

10'7" x 8'2" (3.23 x 2.50)

A second, double bedroom with carpeted flooring and views over the garden.

Bedroom 3

12'0" x 7'10" (3.66 x 2.39)

This bedroom is a well-proportioned bedroom with front aspect views and carpeted flooring.

Bathroom

6'5" x 5'5" (1.96 x 1.66)

This family bathroom offers a white three-piece bathroom suite with an electric shower and screen over the bath.

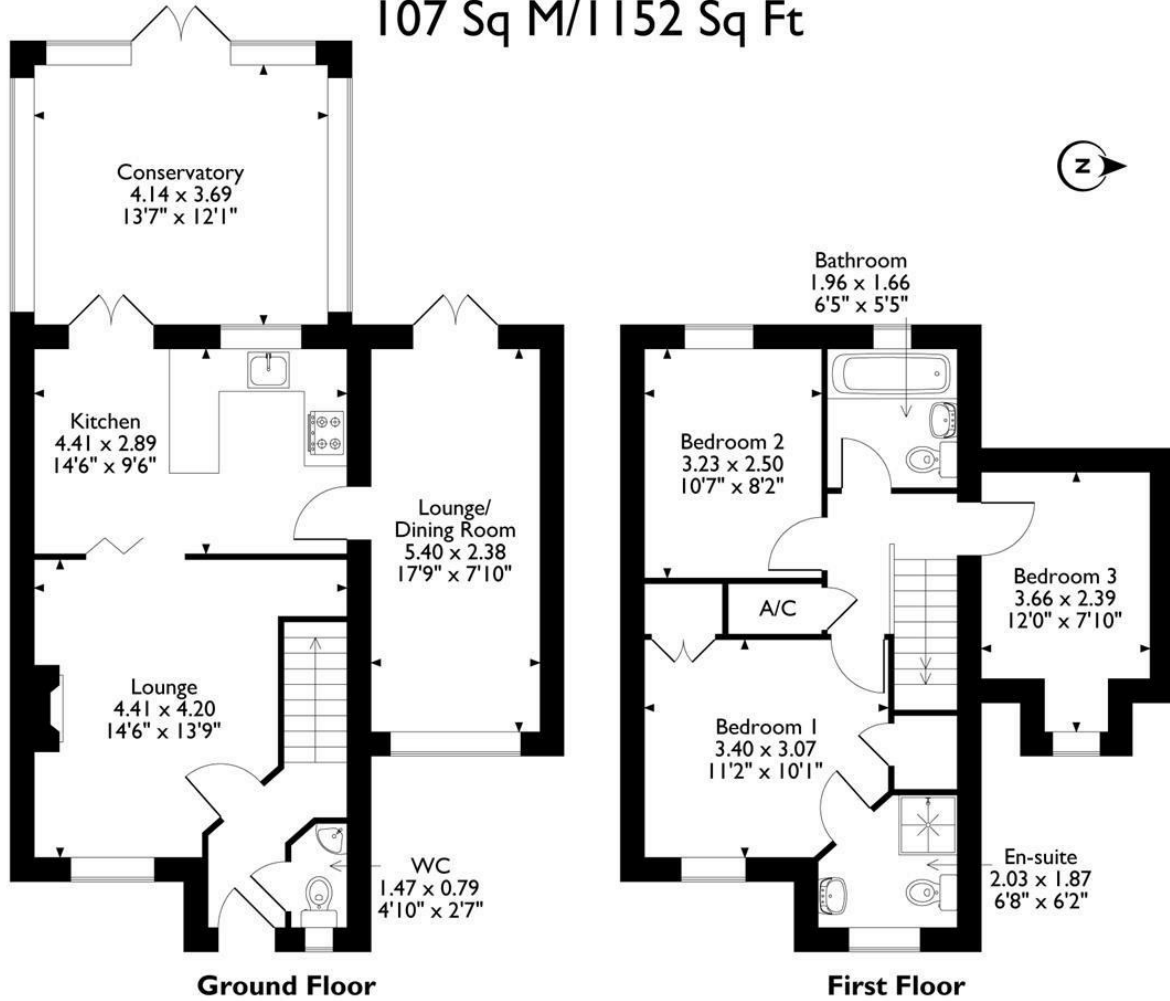
Garden

Approached over an enclosed front garden with shrubbery planting, framed by picket fencing and an adjoining paved driveway, this family home has a side pedestrian gate to access the rear garden and a path leading to the covered front entrance. The large, enclosed rear garden offers a generous sized, block-paved seating terrace and lawn space. There is a large storage shed and greenhouse also.(

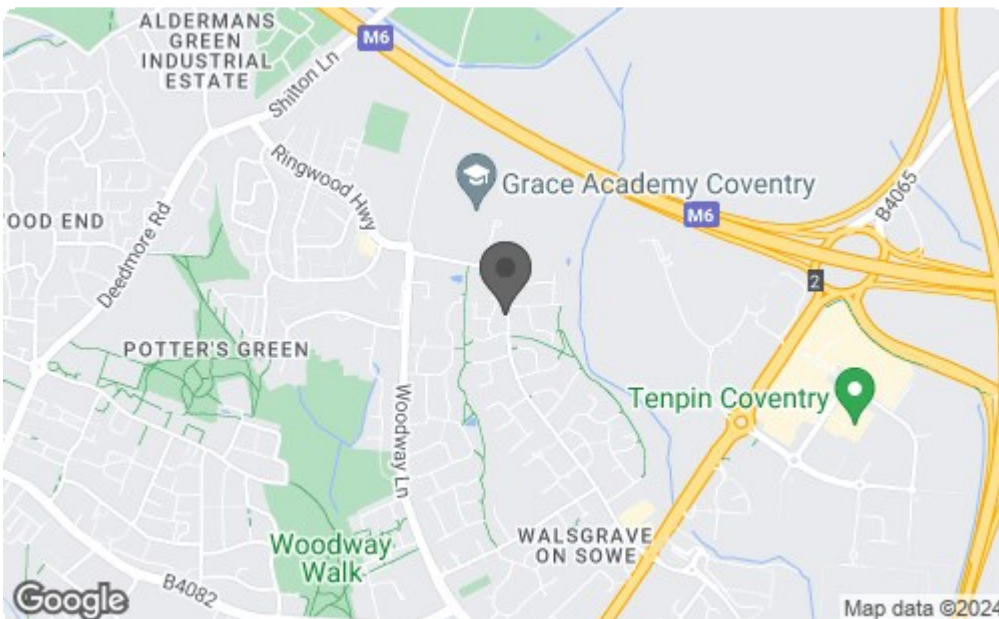


Wigston Road, Coventry

Approximate Gross Internal Area 107 Sq M / 1152 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

