

ENTRANCE LOBBY

LOUNGE

15' 2" x 10' 10" (4.62m x 3.3m)

KITCHEN DINER

18' 7" x 8' 8" (5.66m x 2.64m)

LANDING

BEDROOM

13' 7" x 9' 11" (4.14m x 3.02m)

BEDROOM

9' 11" x 9' (3.02m x 2.74m)

BEDROOM

8' 8" x 8' 4" (2.64m x 2.54m)

SHOWER ROOM

GARDENS

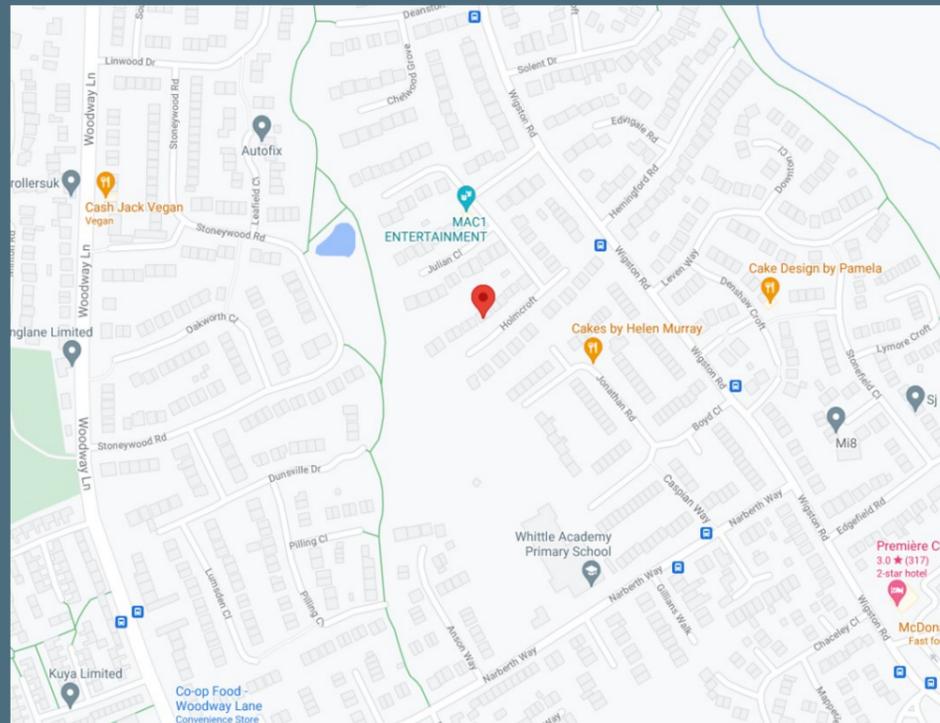
DRIVEWAY & GARAGE



9 Holmcroft

Walsgrave, Coventry, CV2 2NL

£245,000



IMPORTANT NOTICE
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.

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£245,000

**9 Holmcroft
Walsgrave, Coventry, CV2 2NL**

- Semi Detached Family Home
- Entrance Lobby
- Lounge
- Kitchen Dining Room
- THREE BEDROOMS
- Shower Room WC
- Driveway & Garage
- Gardens
- Freehold
- Tax Band C
- EPC Rating D

Viewing is strictly by appointment



Property Description

A semi detached family home in a cul de sac position, located close to local shops and schools. There is easy access to the motorway network and public transport links. The property benefits from double glazing and gas fired central heating.

In brief, the accommodation comprises: entrance lobby, lounge and a fitted kitchen dining room with built in appliances. On the first floor a landing, THREE BEDROOMS and a shower room WC. Outside there are gardens to the front and rear. Direct access to a driveway and integral garage.

NO UPWARD CHAIN.

MUST BE VIEWED.

