



## Leven Way, Coventry CV2 2RA Asking Price £280,000

Spacious 3-Bedroom Semi-Detached Home – Leven Way, Walsgrave, Coventry

Situated in the popular residential area of Walsgrave, this attractive semi-detached home on Leven Way offers an excellent balance of space, comfort, and convenience. Built in 1983 and extending to approximately 1,163 sq ft, the property is perfectly suited to families or buyers seeking a well-proportioned home in a desirable location.

The ground floor features two inviting reception rooms, offering versatility for entertaining, dining, or simply relaxing with family. The layout is thoughtfully designed to provide a natural flow between living areas, creating a bright and welcoming atmosphere throughout.

Upstairs, the home benefits from three well-proportioned bedrooms, each providing ample space for rest, study, or guest accommodation, alongside a family bathroom serving the household's needs.

Externally, the property includes off-road parking for two vehicles and a private garden, while the semi-detached design provides a sense of privacy within a friendly and well-connected community.

Positioned in a sought-after location, Leven Way offers easy access to a wide range of local amenities, highly regarded schools, University Hospital Coventry, and excellent transport links to the city centre and motorway network.

This property represents a fantastic opportunity to secure a spacious home in one of Coventry's most convenient and well-served areas. Viewing is highly recommended.





#### Porch

Main entrance doors to property, window to side, alarm panel, wooden door with glass panel too:

#### Lounge/Dining Room

24'3" x 11'7" (7.40m x 3.53m)

Open plan lounge/diner, feature fireplace with gas fire, bay window to front with vertical blinds, radiator aside, double doors to conservatory, door to office and stairs to 1st floor, open too:

#### Kitchen

8'4" x 9'2" (2.54m x 2.79m)

Fitted with matching base and eyelevel units with workspace over, stainless steel sink with drainer and mixer tap, tile to walls on splashback, integrated electric oven, integrated gas hob with extractor fan above, plumbing for dishwasher, under stair storage, door to side, window to rear.

#### Office

9'1" x 7'5" (2.76m x 2.25m)

Window to front with vertical blinds, radiator to side, TV and Internet port, door to

#### WC / Utility

3'0" x 7'5" (0.92m x 2.25m)

Fitted with matching suite comprising of a close couple or WC and a wall mounted hand wash basin with underneath storage, space and plumbing for washing machine and dryer, chrome towel heater to front, window to side, extractor fan

#### Conservatory

8'6" x 12'7" (2.59m x 3.83m)

Full retaining wall to side, half retaining wall remaining to rear and side, radiator to side, vertical blinds fitted to all windows, patio doors leading to garden.

#### Bedroom 1

13'7" x 10'3" (4.14m x 3.12m)

Integrated wardrobe with sliding mirror doors, window and radiator to front, vertical blinds fitted to window

#### Bedroom 2

10'4" x 10'3" (3.16m x 3.12m)

Window with vertical blinds and radiator to rear, integrated wardrobe

#### Bedroom 3

8'5" x 8'9" (2.56m x 2.66m)

Windows where the vertical blind and radiator to front

#### Family Bathroom

8'8" x 6'0" (2.63m x 1.83m)

Fitted with a three-piece suite comprising of a shower cubicle with electric shower, wall mounted hand wash basin and Miami style WC, tiling to all walls, window to rear, towel heater decide, extractor fan

#### External

Rear fully enclosed garden with access to summerhouse, side access to front of property

Front driveway for two vehicles, small lawn area

#### Good to Know

Tenure: Freehold

Floor area: 1162.50 sqft

Energy efficiency rating: tbc

Council tax band: C

Year built: 1983

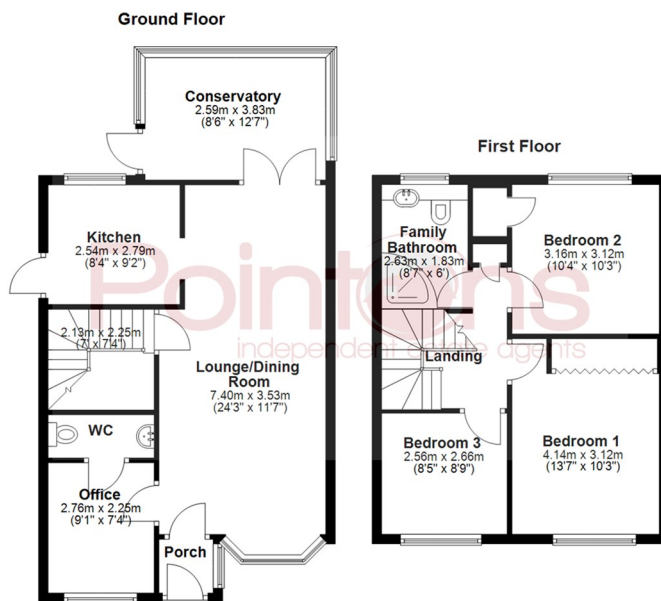
Vendor Position, ONWARDS FOUND

Loft: Insulated

Heating: Gas central heated

#### Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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