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# Wyver Crescent, Coventry
# CV2 5LU
# Asking Price £230,000
## Freehold - Coventry Band: B - EPC: D

A spacious and well-presented three bedroom terraced property situated in a popular residential area of Coventry. Offering generous living accommodation and a traditional layout, this property would make an ideal family home or investment opportunity.

The ground floor features a bright and welcoming lounge enhanced by a bay window, feature fireplace and plenty of natural light and a separate dining room with patio door leading to the garden. The fitted kitchen offers a range of wall and base units, ample worktop space and room for appliances.

To the first floor are three well proportioned bedrooms and a family bathroom fitted with a three piece suite. Externally, the property benefits from a generous enclosed rear garden, featuring established planting and a patio area, providing an excellent space for outdoor entertaining and relaxation.

Conveniently located close to local schools, amenities and University Hospital Coventry & Warwickshire (UHCW), the property is ideally positioned for families and professionals alike. The area remains a popular residential location due to its convenient access to everyday amenities and employment centres.









## Living Room
14'2" x 12'4" (4.33m x 3.76m)
Bow window to front, fireplace, door to hallway

## Dining Room
14'4" x 10'8" (4.37m x 3.24m)
Window to rear, fireplace, double door to garden, door to hallway

## Kitchen
22'6" x 6'10" (6.86m x 2.09m)
fitted with base any eye level units with worktop, composite sink with tap and drainer, space for cooker, plumbing for washing machine, window to rear, window to side, door to garden.

## Bedroom 1
12'4" x 10'11" (3.76m x 3.34m)
Bow window to front, integrated wardrobes, door to landing

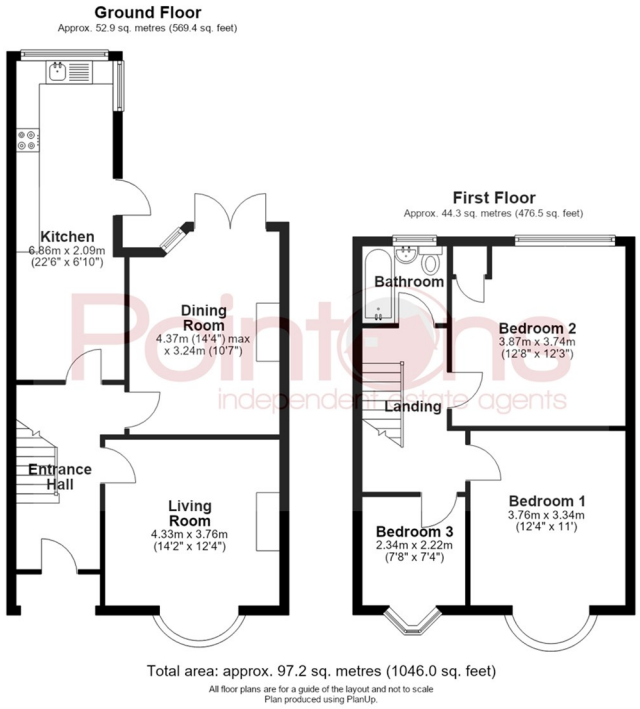
## Bedroom 2
12'8" x 12'3" (3.87m x 3.74m)
Window to rear, Storage/boiler cupboard, door to hallway

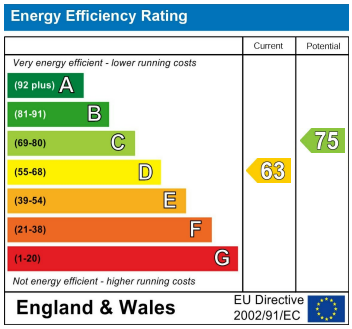
## Bedroom 3
7'8" x 7'3" (2.34m x 2.22m)
Window to front, door to hallway.

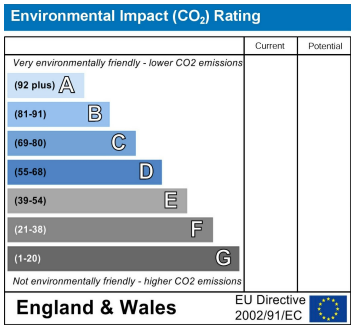
## Bathroom
5'5" x 6'0" (1.66m x 1.83m)
Fitted with a three piece suite, comprising of a deep paneled bath, close coupled w/c, pedestal hand wash basin, tiling to all walls, window to rear, door to landing.

## External
To the front: block paved driveway, parking for 2 vehicles
To the rear: enclose garden with a patio, lawn and mature shrubs, access to a shed

## 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.













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