



House - Semi-Detached  
Security Deposit: £1,701  
Holding Deposit: Add Text Here

# 6 TREGORRICK ROAD, EXHALL, CV7 9FF

# £1,475 Per

23.08.2023 13:46

## FEATURES

- Large four-bedroom semi-detached home arranged over three floors
- Two spacious reception rooms offering flexible living space
- Modern fitted kitchen-diner with appliances included
- Ground floor shower room, first floor shower room, and second floor W.C.



# 4 Bedroom House - Semi-Detached located in Exhall

A large and modern four-bedroom semi-detached home, ideally located in the popular residential area of Exhall. Offering generous and versatile accommodation across three floors, this well-presented property is perfectly suited to families or professional tenants seeking space, practicality, and excellent transport links.

The property benefits from PVCu double glazing and gas central heating via a combi boiler. The ground floor comprises two spacious reception rooms, one positioned to the front of the property and a second adjoining the kitchen, providing flexible living and dining space. The modern fitted kitchen-diner comes complete with a freestanding gas cooker, American-style fridge freezer, and washing machine, making it a highly functional and sociable area. A contemporary downstairs shower room with a white suite completes the ground floor.

To the first floor, there are two generous double bedrooms, both with fitted wardrobes, along with a further single bedroom. A modern shower room with a white suite serves this level.

The second floor offers a spacious attic bedroom, creating a versatile fourth bedroom, complemented by a separate W.C., ideal for added convenience and privacy.

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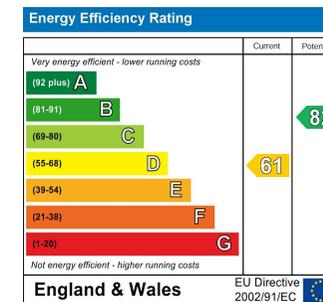
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

