



HR ESTATE AGENTS

4 Bedrooms

House

Offers Over

£220,000

Located in

Coventry





Woodway Walk

Coventry | CV2 2AS



Emma Sheridan is pleased to present this fantastic four-bedroom home, offering plenty of space and modern living throughout. The property welcomes you with an entrance hallway and a central staircase, leading into a home that's full of light and practical living spaces.

The lounge is well-sized and comfortable, making it perfect for relaxing with the family or entertaining friends. At the heart of the home, the kitchen diner has been upgraded with modern fittings and integrated appliances. With plenty of work surfaces, integrated appliances, stylish, and thoughtful finishes, it's ideal for cooking and dining. The ground floor also benefits from a convenient downstairs WC and lots of storage throughout, keeping everything neat and organised.

Upstairs, there are four good-sized bedrooms, a family bathroom, and a separate toilet. Each room is bright and versatile, with plenty of storage to suit families, guests, or a home office.

Outside, the garage has been partially converted to create a utility area, with an additional space currently used as a home business area. Direct access from the rear garden makes this an ideal setup for working from home or extra flexible space.

With generous rooms, modern upgrades, and plenty of storage, this home is ready to move into and enjoy. A viewing is strongly recommended to fully appreciate the space, style, and versatility on offer.

Woodway Walk

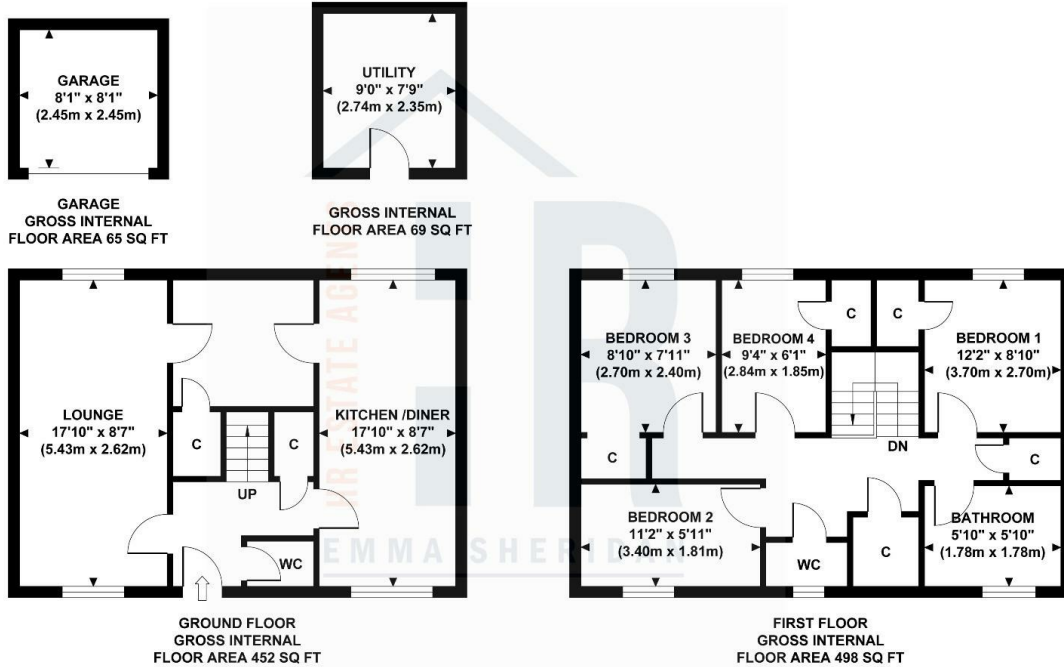
£220,000 Freehold



- Four Bedrooms
- Modern Throughout with Lots of Storage
- Convenient Downstairs WC
- Partially Converted Garage - Utility & Ideal Home Business Space
- EPC Rating D & Council Tax Band A

WOODWAY WALK

Approximate Gross Internal Area 1084 sq ft / 100.70 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Council Tax Band A

Local Authority

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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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

Number Three Siskin Drive
Coventry
CV3 4FJ


HR ESTATE AGENTS