



**2 Washbrook Lane,
Coventry, CV5 9FG**

**Offers in the region of
£179,950**

For Sale



- Superb west side location
- Great schools nearby
- Hallway, Lounge, Dining room & compact kitchen
- 2 double bedrooms and Wet room
- Front garden and patio rear garden
- Easy access to A45, Cov & Bham

Location: Along Holyhead Rd, take the 3rd exit at the island into Birmingham Rd, through the village. At the end turn right into Windmill Hill, then left into Washbrook Lane:

**Paul
Chillingsworth
Homes**

Email: enquiries@covagent.co.uk

Call **02476 258492**

Website: www.covagent.co.uk



Floorplan

For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



Located in a superb area on the western edge of the city with views over the countryside and just a few minutes drive from the A45 with access to Birmingham, Airport and the Motorway Network. Briefly the property comprises of Entrance Hall, Lounge, Dining room and Compact Kitchen to the ground floor and 2 Bedrooms and a Wet Room to the first floor.

Entrance Hall	With central heating radiator and stairs to the first floor
Lounge	4.27 x 3.56 - (14'0" x 11'8") with timber and brick fireplace, uPVC double glazed bay window and central heating radiator.
Dining room	2.82 x 3.05 - (9'3" x 10'0") with central heating radiator and uPVC double glazed window. Door to the rear garden, deep pantry cupboard leading off and door to the kitchen
Kitchen	2.24 x 1.55 - (7'4" x 5'1") 7' 4. 5 1 with sink unit, gas cooker point and uPVC double glazed window.
First Floor	Stairs from the hallway to the 1st floor landing
Bedroom 1	4.32 x 2.79 - (14'2" x 9'2") overall measurements with central heating radiator and uPVC double glazed window.
Bedroom 2	2.29 x 3.78 - (7'6" x 12'5") with uPVC double glazed window and central heating radiator. Wall mounted combi central heating boiler
Wet room	Originally bedroom 3, With sealed and drained floor, wash basin and low-level WC. Electric shower unit, heated towel rail, uPVC double glazed window and shelved cupboard leading off
Outside	Front garden with path to the front door. Enclosed patio style rear garden.

Tenure	Freehold
Council Tax	Band B

These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.

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