 2

Bedrooms

 1

Bathroom



****NO CHAIN**GARAGE**IDEAL DOWNSIZE BUNGALOW**CLOSE TO WALSGRAVE HOSPITAL**** Welcome to your future home nestled in a tranquil private cul-de-sac just off Clovelly Road, Wyken. Suttons Estate Agents proudly present this charming 2-bedroom semi-detached bungalow, perfect for those seeking peace and convenience in equal measure. The area boasts a convenience store only 1 min walk / 351 ft from the property's front door, along with the Co-op just up the road, Wyken fish bar, Devonshire Arms pub, Pharmacy, St Margrets Park, Walsgrave Hospital and several bus stops all being close by to the property.

As you step into this delightful abode, you're greeted by an inviting entrance hallway leading to a lounge/diner, ideal for relaxing evenings. The two bedrooms offer comfort, with the master bedroom boasting built-in storage for added convenience.

The part-tiled bathroom features a shower over the bath, ensuring a refreshing start to your day. A convenient storage cupboard and the fitted kitchen, complete with space for appliances, cater to your practical needs effortlessly.

Step outside and discover a beautifully maintained lawned garden, providing the perfect backdrop for outdoor relaxation or alfresco dining. The single brick-built garage offers off-road parking, adding to the convenience of this property.

Benefiting from double glazing and gas central heating, this home ensures comfort throughout the seasons. Plus, with no onward chain, the transition to your new abode couldn't be smoother.

Situated within close proximity to local amenities such as shops, parks, and transport links, this property offers the ideal blend of tranquility and accessibility. Whether you're downsizing or seeking a cozy retreat, this bungalow ticks all the boxes.

Don't miss out on the opportunity to make this your forever home. Contact our office today to arrange a viewing and take the first step towards a brighter future.

Good to know:

Boiler located in the kitchen, brand Vaillant - age approximately 5yrs.

Council Tax Band - C - £2,041.

EPC Rating - C

Internal area - 46 Square / 495 square foot.

No onwards Chain

Private Road.

Estimated to be been built in the 1990's.

Measurements in foot.

Hallway - 5.09 x 3.11

Lounge - 10.49 x 17.82

Bed 2 - 6.49 x 8.82

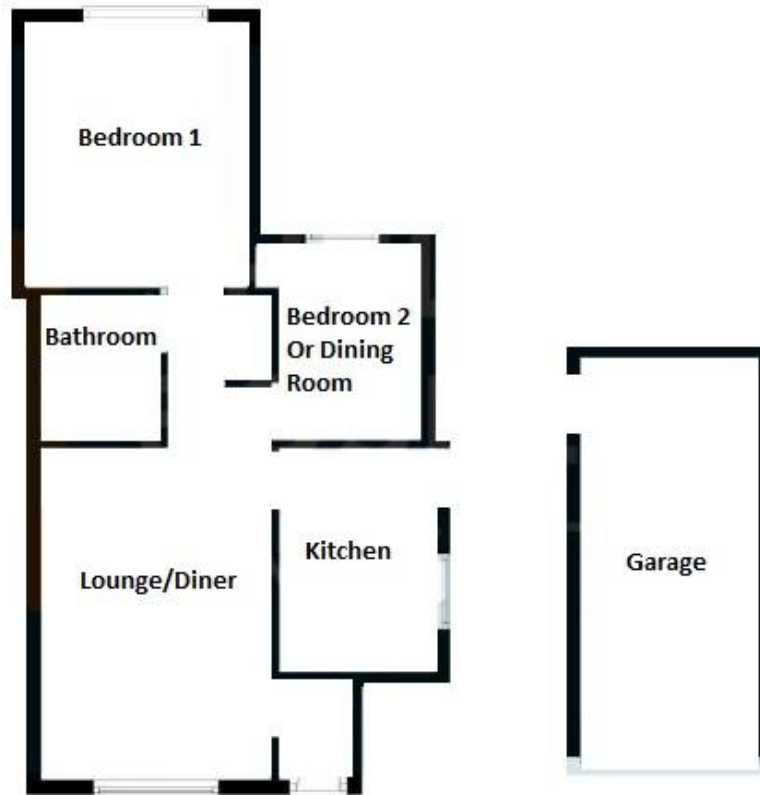
Bathroom - 5.58 x 6.57

Bed 1 - 10.07 x 11.94

Kitchen - 10.17 x 7.09


Ground Floor

Approx. 60.6 sq. metres (652.1 sq. feet)



Total area: approx. 60.6 sq. metres (652.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 3 Clovelly Gardens, CV2

