



# Willow Way, Coventry

Offers Over £330,000 Freehold

A stunning 3 bed detached family residence

## Description

**\*\* NO CHAIN \*\*** A stunning, detached family residence located in a lovely new estate in the heart of Coventry.

Positioned at the end of the estate, with open green space in front of this house, it beams with family delight. Highly renovated with new Oak flooring throughout.

Entrance – landscaped front and rear garden area, with two rear entrances and a detached garage.

Inside – stunning kitchen/dining area, utility room and separate living room. 3 bedrooms, with 3 wash facilities (one downstairs), driveway for 2-3 vehicles and plenty of additional parking too.

This family home benefits from being close to a range of local amenities including shops, cafes and public houses, as well as well regarded primary and secondary schools. The property is also well connected, with excellent transport links to Coventry, Nuneaton and Bedworth, and easy access to the M6, M69 motorways and the A46 making it convenient for commuters.

A location and road, many buyers aspire to live on, is now on the market and this is an exceptional offering. The property has vast kerb appeal, attractive frontage with ample off road parking. Once you enter the attractive front door, you are greeted by a



stunning oak staircase.

This property is unique with vast amount of additional windows and sunlight raising from one side to the other, ensuring the property is well lit throughout the day.

Cosy living room space, with a wall-mounted TV and storage space on each side.

There is a modern downstairs WC and wash hand basin with vanity unit off the hallway and internal door provides access into a large utility area with ample space and plumbing for washing machine and tumble dryer.

In keeping with the rest of the property, the kitchen is an excellent specification with high-end integrated appliances, stylish wall and base units, combining tall larder-style cabinets, as well as many drawer units.

The first floor has three bedrooms, one with an ensuite and natural lighting.

Outside is a beautiful, sized and presented front and rear garden with 2 side gates and a detached garage space.

Council Tax Band: D (Coventry City Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

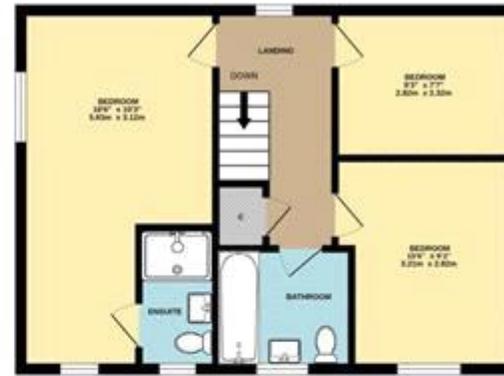
**Tenure**

Freehold

GROUND FLOOR  
479 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.2 sq.m.) approx.

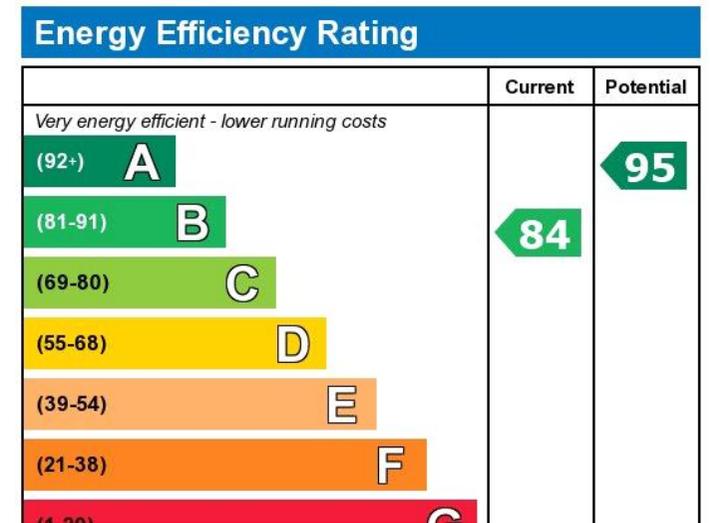


GARAGE  
121 sq.ft. (11.2 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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