


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

TOLLARD CLOSE,
WYKEN, COVENTRY, CV2 2JF

£240,000

TOLLARD CLOSE



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This three bedroom mid terraced home is located in the popular and well established Wyken area of Coventry and represents an excellent opportunity for first time buyers, growing families and investors alike. The property is in fair condition throughout and offers well proportioned accommodation with plenty of potential to update and personalise over time. Its convenient position, combined with its practical layout and strong rental appeal, makes it a particularly attractive option within the local market.

This three bedroom mid terraced home is situated in the popular CV2 2JF area of Coventry and offers an excellent opportunity for first time buyers, families and investors alike. The property is in fair condition throughout and benefits from an open plan living room and dining area, a rear sun room extension and a detached garden room, providing flexible living and working space. It is ideally located close to local amenities, transport links and schools, making it a practical and attractive choice.

Upon entering the property, you are welcomed into an entrance hallway which leads into the open plan living room and dining area. This bright and welcoming space offers plenty of room for both a seating area and a dining table, making it ideal for relaxing and entertaining. Natural light flows through the room from the front window, creating a pleasant and comfortable atmosphere that continues through towards the rear of the property.

The kitchen is situated to the rear and is fitted with a range of base and wall units, work surfaces and space for appliances. It provides direct access into the sun room extension. The sun room adds valuable additional living space and could be used as a second sitting room, a home office, a playroom or a peaceful place to enjoy views over the garden throughout the year.

To the first floor, the property offers three bedrooms. There are two generous double bedrooms along with a further single bedroom which could be used as a nursery, study or dressing room. The family shower room is also located on this floor and includes a shower, wash hand basin and WC. The bathroom is in functional condition and offers scope for modernisation if desired.

The rear garden is a private and enclosed outdoor space, suitable for outdoor seating, gardening or family use. Located within the garden is a detached garden room, which is an excellent additional feature. This space could be used as a home office, gym, studio room or hobby space, giving a versatile solution for those who work from home or who need extra room away from the main house.

The property benefits from on street parking to the front. Local shops, supermarkets, takeaways and other everyday amenities are all within easy reach. Coventry city centre is also close by, offering a wide range of retail stores, cafes, restaurants, leisure facilities and Coventry University.

A selection of well regarded primary and secondary schools are located nearby, making this a suitable option for families. The area is well connected by public transport, with regular bus services into the city centre and surrounding areas such as Bedworth and Nuneaton. There is also convenient access to the A444, A4600 and the M6 motorway network for those needing to commute further afield.

This is a well located and adaptable three bedroom home that offers open plan living, a sun room extension and a detached garden room, providing excellent potential for a variety of buyers in a popular and convenient area of Coventry.

[Living Room](#)

[Sun Room](#)

[Kitchen](#)

[Shower Room](#)

[Bedroom One](#)

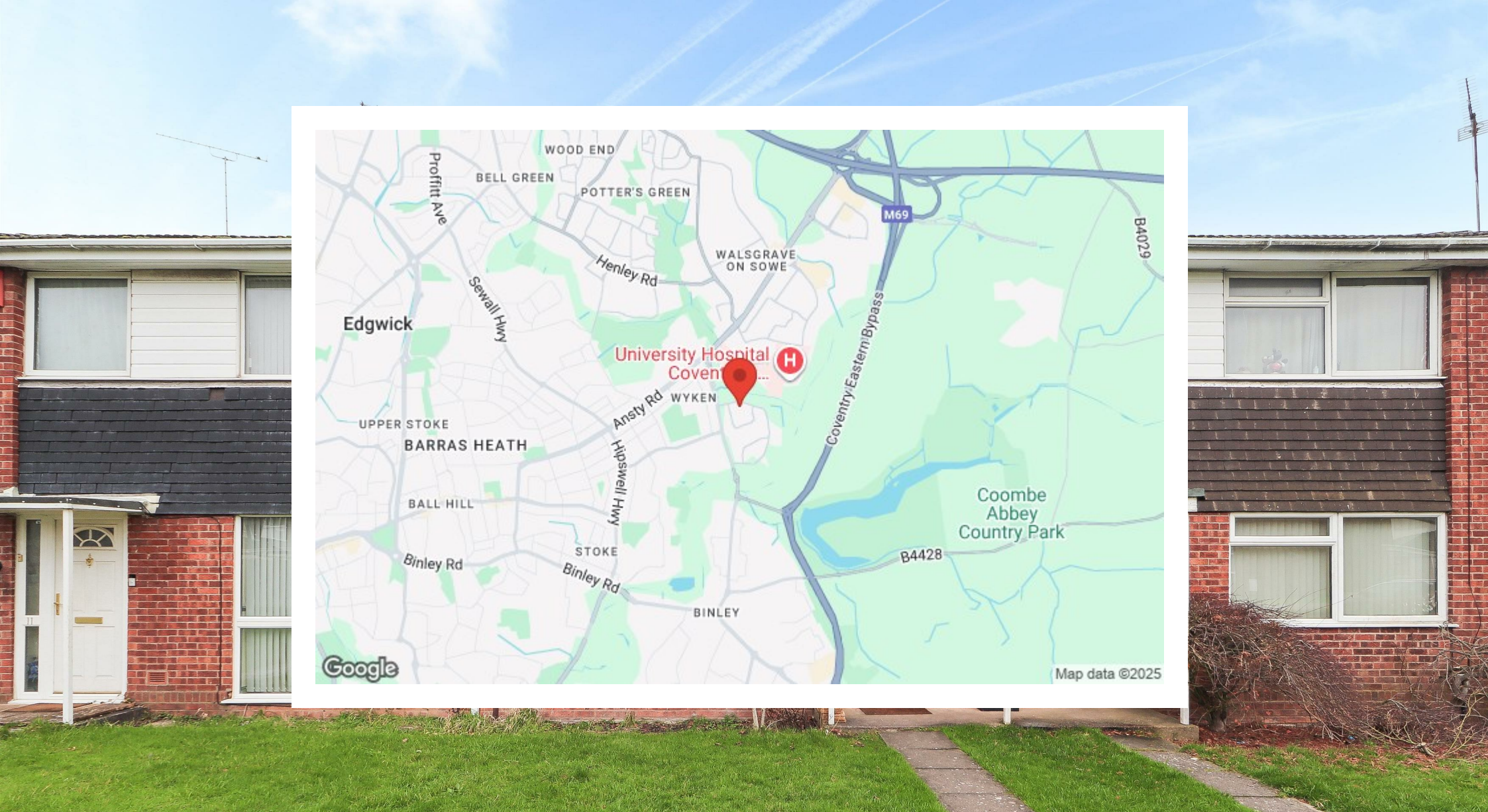
[Bedroom Two](#)

[Bedroom Three](#)

[Garden Room](#)







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