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WALLANTS RD

# Tallants Road, Coventry

Offers Over £175,000 Freehold

Immaculate 2-Bed Home in CV6 – Great Location & Transport Links

## Description

Estate Culture is proud to present this beautifully finished two-bedroom semi-detached home. Ideally situated for commuters and families, this property offers a perfect blend of modern style and practicality. With excellent links to the M6 and local schools nearby, it is a fantastic opportunity for First Time Buyers or Investors.

## The Property

**Ground Floor:** You enter via a useful porch into a stunning, open-plan Lounge/Diner. This bright space features a classic bay window, durable laminate flooring, and distinctive exposed brick-style feature walls, creating a contemporary and welcoming atmosphere.

To the rear is the Modern Kitchen, fully fitted with stylish wood-effect cabinetry, contrasting black subway tiles, and integrated cooking appliances. It offers direct access to the garden, making it practical for everyday family life.

**First Floor:** Upstairs, there are two well-presented bedrooms. The Master Bedroom is a generous double with ample space for wardrobes, while the Second Bedroom is versatile, currently ideal for children or a home office. The Family Bathroom is a standout feature, boasting a modern white suite, sparkling floor tiles, and a P-shaped bath with a shower overhead.

## Exterior



Front: The property benefits from a neat block-paved driveway providing essential off-road parking.

Rear: A spacious, enclosed rear garden features a large patio area perfect for outdoor dining, leading onto a well-maintained lawn with a shed and greenhouse for extra storage.

#### Location

Tallants Road is a highly sought-after location in CV6. It offers superb convenience with easy access to the M6 motorway and A444, making commuting simple. You are also just a stone's throw from the Arena Shopping Park for shops and supermarkets, and within walking distance of highly-regarded local schools.

Epc Band is C

Council tax Band is A

Contact Estate Culture today to arrange a viewing.

Council Tax Band: A (Coventry City Council)

Tenure: Freehold

Garden details: Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL

#### **Tenure**

Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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