

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Blackberry Lane  
Coventry, CV2 3JW

£225,000



# Blackberry Lane

Coventry, CV2 3JW

This three bedroom semi detached property is located in the popular residential area of Wyken and comes with great potential and with no onward chain.

The house comprises of entrance porch leading to hallway, spacious lounge, fitted kitchen, upstairs bathroom and three bedrooms to the first floor with fitted wardrobes. The property is in need of modernisation.

The property stands impressively with a driveway to the front, garage with two points of access and has a garden to the rear.

The property is sold with vacant possession and is a perfect property for an investor, first time buyer with potential for development if required.

Viewings strictly by appointment, with access through Loveitts directly.

If you're looking to sell your property please contact us here for a FREE Market Appraisal <https://valuation.loveitts.co.uk/home/835-loveitts>





- Semi Detached House
- Spacious Lounge
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Garage
- Driveway
- Council Tax Band C

Wyken is a popular residential area in Coventry that provides excellent and quick access to University of Coventry Hospital, road links to A444, Coventry ring road and M6 motorway. Located within easy walking distance to local amenities and shops, it also stands on a bus route and is a well regarded location with Coventry.

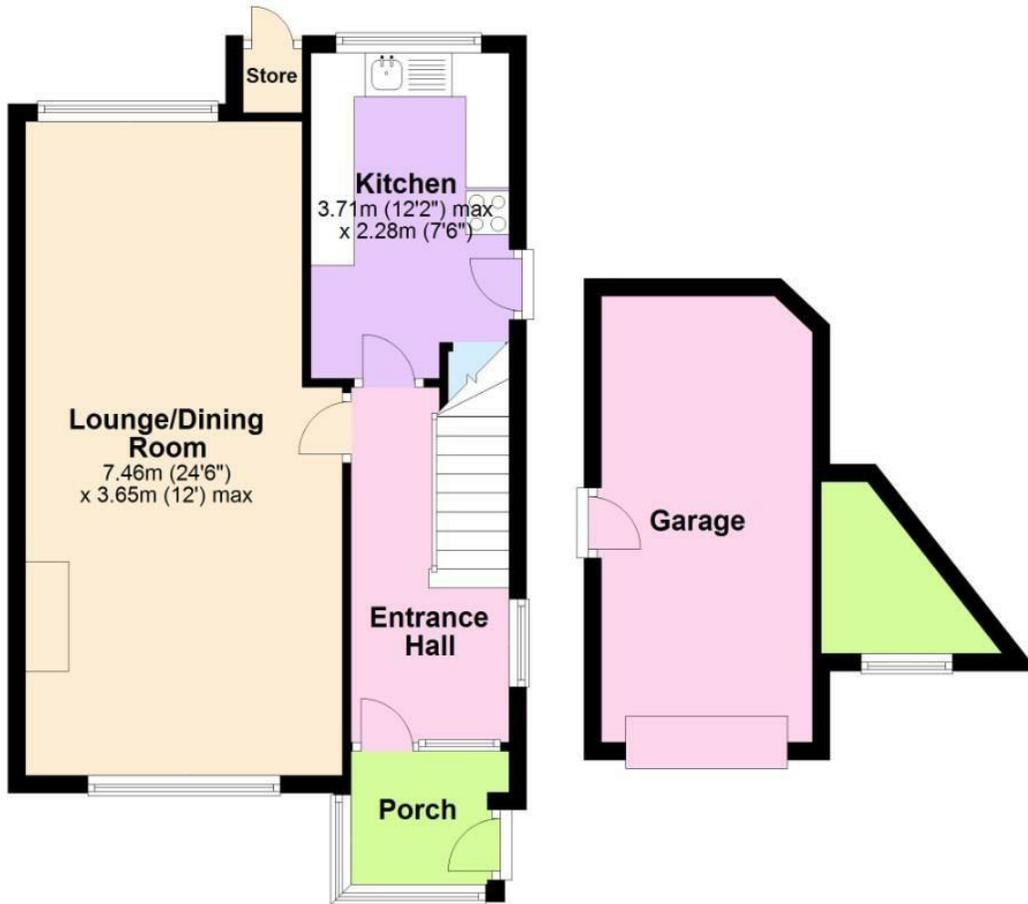


# Floor Plan

# Area Map

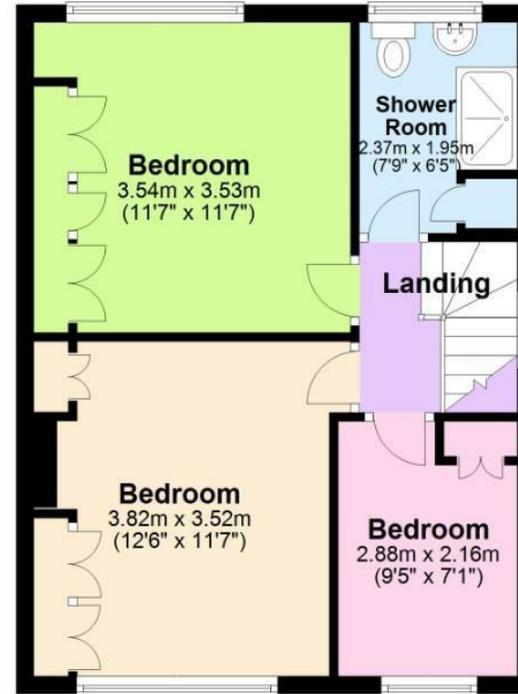
## Ground Floor

Approx. 62.6 sq. metres (674.1 sq. feet)

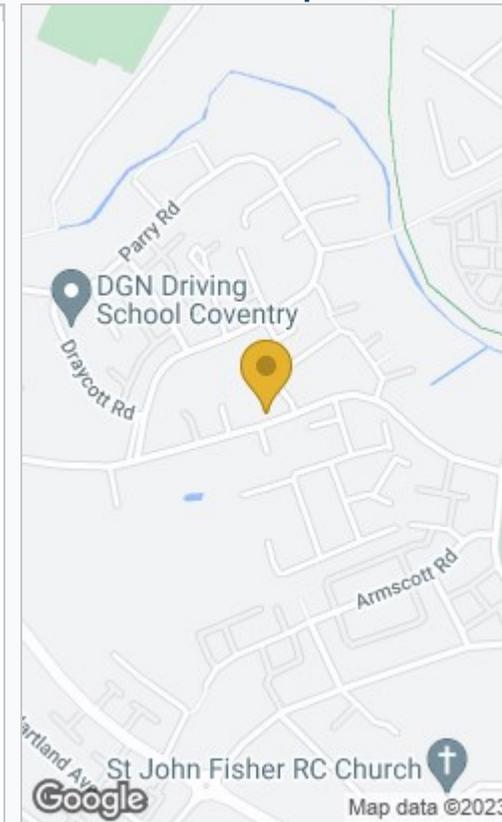


## First Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



Total area: approx. 103.0 sq. metres (1108.6 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm or its employment has the authority to make or give any representation or warranty in respect of the property.



Coventry  
29 Warwick Row, Coventry CV1 1DY  
024 7625 8421

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