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**Ridgethorpe, Willenhall**  
**Guide Price £180,000**

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ESTATE AGENTS

# Ridgethorpe, Willenhall, Coventry

Complete Estate Agents are proud to introduce this delightful terraced house on Ridgethorpe, Willenhall, Coventry. The property offers a perfect blend of character and modern living. The property boasts a generous 936 square feet of living space, making it an ideal home for families or those seeking a comfortable retreat.

Upon entering, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout provides a warm and homely atmosphere, allowing for both relaxation and social gatherings. The three bedrooms offer ample space for rest and privacy, catering to the needs of a growing family or providing a comfortable guest area.

The property features a well-appointed bathroom, ensuring convenience for daily routines. The terraced design not only enhances the charm of the home but also fosters a sense of community within the neighbourhood.

Situated in a desirable location, this house is close to local amenities, schools, and parks, making it an excellent choice for those who value accessibility and community spirit. With its classic architecture and spacious interiors, this terraced house in Ridgethorpe is a wonderful opportunity for anyone looking to settle in a vibrant area of Coventry. Do not miss the chance to make this lovely property your new home.

## Entrance hall

With space for shoe and coat storage.

## Living room

With a feature fireplace and access to the conservatory.

## Kitchen diner

With new flooring and tiling a fitted kitchen to the rear of the room and a good size dining area to the front.

## Conservatory

To the rear of the property accessed from the kitchen and the living room. There is a utility area to the one side and then a versatile reception room to the other. This room also gives access to the rear garden.



### **Bedroom one**

Double bedroom to the front of the property.

### **Bedroom two**

Double bedroom to the front of the property.

### **Bedroom three**

A small double or large single bedroom to the rear of the property.

### **Bathroom**

A new white three piece suite with a shower over the bath.

### **Parking**

To the rear of the property there is a large communal parking area

### **Viewing**

Strictly by appointment only via Complete Estate Agents

### **Tenure**

Freehold

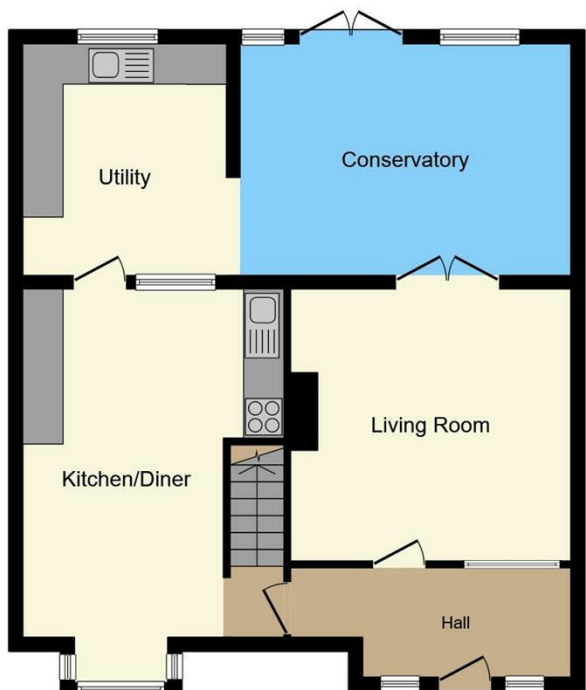
### **Local Authority**

Coventry City Council

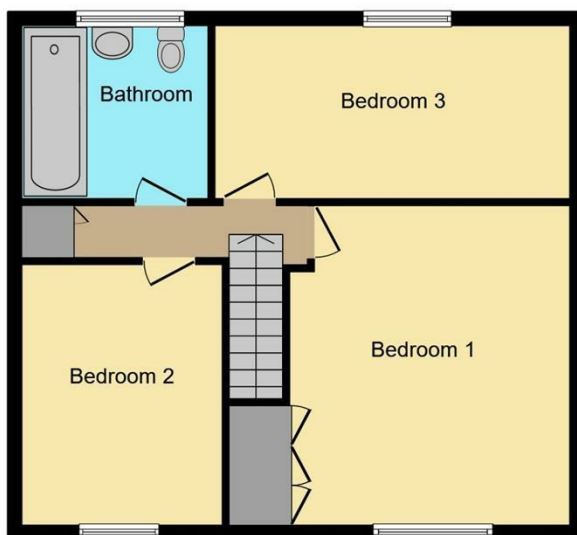
### **Location**

Willenhall was originally a small village that was absorbed into the city as it expanded. During the Second World War the Chace National Service Hostel was built in the area to accommodate the influx of munitions workers to the City. After the war the estate became established with the building of a large number of council houses. The area today remains mainly residential though to the south-east there is 9 hectares of woodland called Willenhall Wood which has been designated a nature reserve.





**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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