



120 Tresillian Road, Exhall

Coventry

£215,000



**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

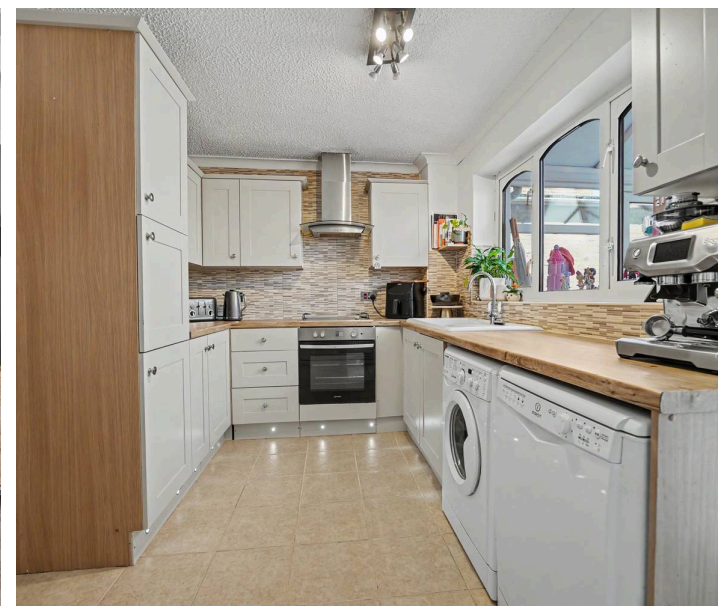
# 120 Tresillian Road

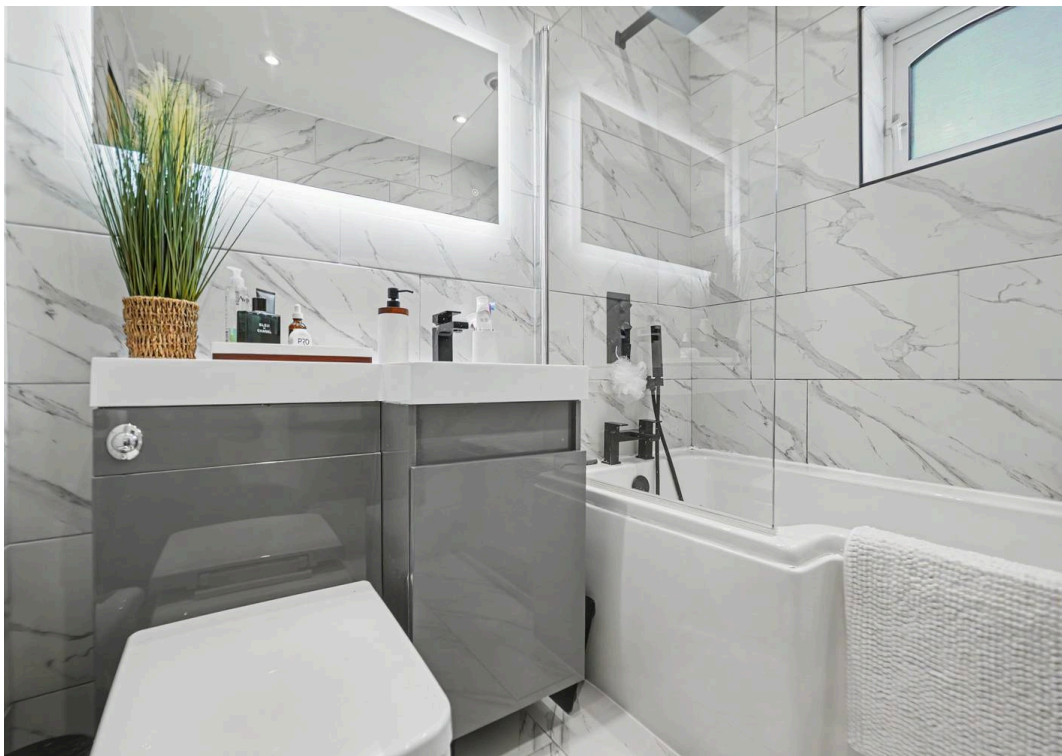
Exhall, Coventry

Presenting this beautifully finished two bedroom semi detached house, a property that exemplifies comfort, style and practicality throughout. Upon entering, you are greeted by a spacious lounge that provides an inviting setting for relaxation or entertaining family and friends. The accommodation flows seamlessly into the fitted dining kitchen, which is equipped with a quality hob and oven, offering ample space for meal preparation and dining. A standout feature of this home is the PVCu double glazed Victorian style conservatory, which adds an elegant and versatile living area, ideal for year-round enjoyment. Both bedrooms are generously proportioned and benefit from built in wardrobes, ensuring excellent storage solutions without compromising on space. The refitted modern bathroom suite boasts contemporary fittings and a sleek finish, creating a luxurious environment for your daily routine.

Throughout the property, you will find gas central heating and PVCu double glazing. Each room has been finished to a high standard, with attention to detail evident in every aspect of the décor and fittings. Outside the frontage is laid to stone providing off road parking for vehicles. The enclosed rear garden is laid to lawn with an extensive paved patio area and a timber summer house located to the rear of the garden.

This home must be seen to be fully appreciated, as it combines thoughtful design with quality materials to create an exceptional living space suitable for a variety of buyers. Whether you are a first time buyer, a young family or seeking to downsize, this property offers a rare opportunity to acquire a home that is ready to move into and enjoy from day one. Early





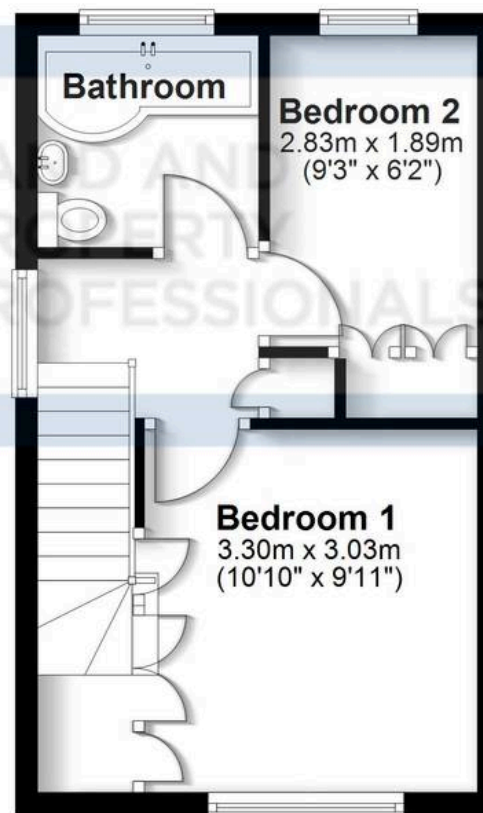
## Ground Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



## First Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



Total area: approx. 65.6 sq. metres (705.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



## Sheldon Bosley Knight Nuneaton

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