

## 60 Ludlow Road , Coventry, CV5 6JA

Link Detached...Private Location...Large Plot...Spacious Home...Three Bedrooms...Kitchen Diner...Downstairs Cloakroom...Garage... Off Road Parking For Numerous Vehicles...Close to City Centre, Train Station and Earlsdon High Street.....Set in a unique, private location of just three link detached properties in the heart of Earlsdon, a viewing is highly recommended to fully appreciate the location and space that this property offers!

Nestled on a large plot at the end of the row, the front boundary of this property extends right out to the public footpath, definitely no shortage of parking here! This property has been a lovingly maintained, family home by the same owners since it was built twenty three years ago. It has great potential to further extend and improve! (subject to planning and building control regs) With good schools, fabulous amenities, city centre and train station within walking distance, it's not one to be missed.

The entrance hallway is a warm welcome to this impressive sized family home. Off the hallway is a handy downstairs cloakroom, a great sized lounge area with feature fireplace and to the rear is the kitchen / dinner with loads of room for that family get together around the table.

**£239,995**

# 60 Ludlow Road

, Coventry, CV5 6JA



- Private Location
- Three Bedrooms
- Lots of Parking Space
- Generous Sized Plot
- Garage With Electric Supply
- Room for Further Improvements
- Detached Spacious Home
- Kitchen / Diner

## Entrance Hallway

## Front Garden

## Downstairs WC

## Rear Garden

## Lounge

15'1" x 12'9" (4.62 x 3.91)

## Kitchen Diner

16'0" x 10'4" (4.88 x 3.15)

## Family Bathroom

## Master Bedroom

14'2" x 9'1" (4.34 x 2.79)

## Bedroom Two

14'2" x 9'1" (4.34 x 2.79)

## Bedroom Three

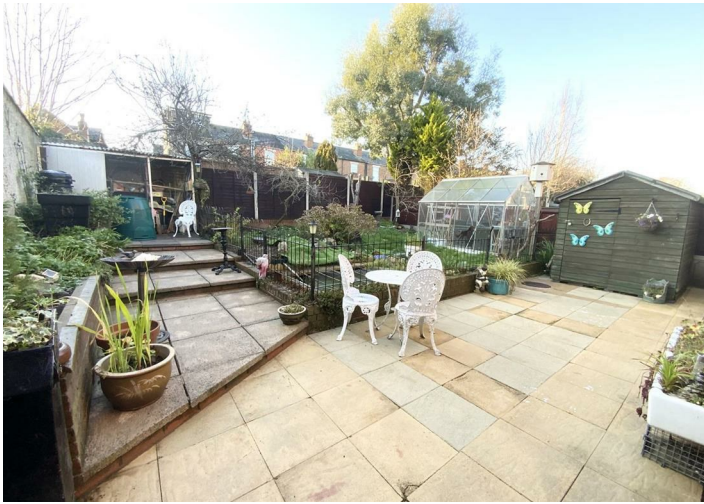
8'9" x 7'8" (2.69 x 2.36)

## Garage



Directions

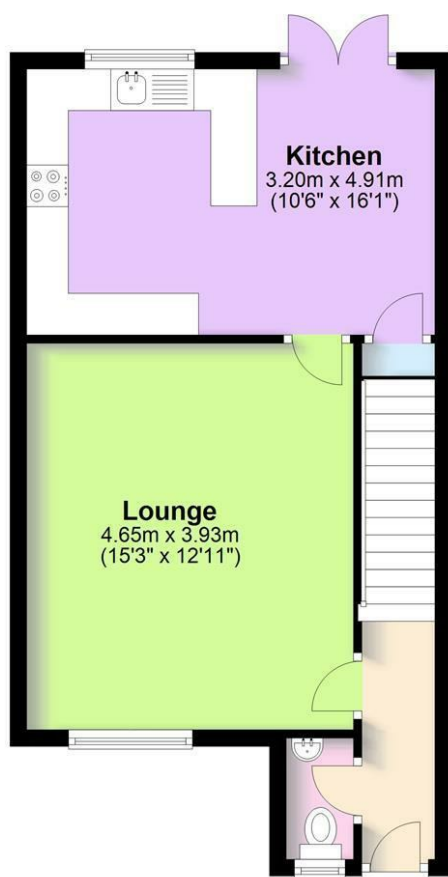




## Floor Plan

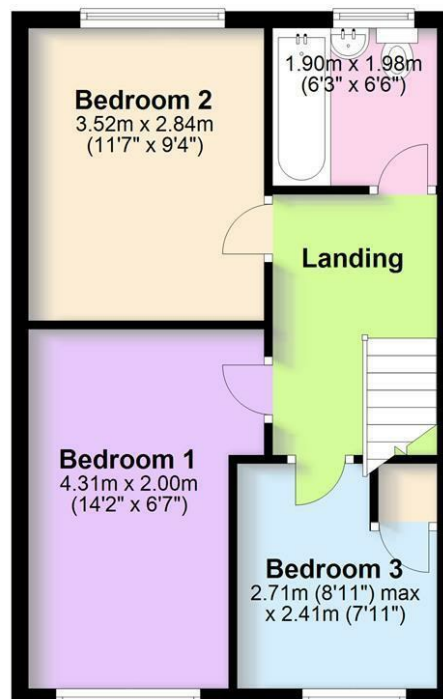
## Ground Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



## First Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 80.9 sq. metres (870.4 sq. feet)

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's employment has the authority to make or give any representation or warranty in respect of the property.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

Current: 69 (D)

Potential: 84 (B)

Not energy efficient - higher running costs

EU Directive 2010/31/EU

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current: 69 (D)

Potential: 84 (B)

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2010/31/EU

## CONTACT INFORMATION

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