



84 Shaftesbury Avenue, Coventry, CV7 8NE Offers Over £195,000

THREE BEDROOMS... CORNER PLOT... SEMI DETACHED... RENOVATED THROUGHOUT... NEW KITCHEN... NEW CENTRAL HEATING... NEW FAMILY BATHROOM... VILLAGE LOCATION... VACANT AND NO UPWARD CHAIN. Located in the ever growing village of Keresley End, Coventry, this beautifully renovated semi-detached house on Shaftesbury Avenue presents an exceptional opportunity for first-time buyers or the investor. The property boasts three well-proportioned bedrooms and is all ready to move into!

Upon entering, you will be greeted by a bright and inviting entrance hallway that flows seamlessly into a brand-new kitchen dining room, designed with modern living in mind. The property also features a stylish new bathroom on the ground floor, along with an additional WC on the first floor, ensuring convenience for all residents. The new central heating system ensures warmth and comfort throughout the year. Set on a generous corner plot, the gardens extend to three sides of the house, providing ample outdoor space for relaxation and recreation. Own a caravan or motor home? This property would be perfect to park your prize possession securely.

One of the standout features of this property is the versatile outbuilding, which can serve as a home office, creative studio, or even a garden bar, catering to a variety of lifestyle needs.

With new windows installed, the home is not only aesthetically pleasing but also energy-efficient. The property is offered as VACANT with NO UPWARD CHAIN, allowing for a smooth and straightforward purchase process.

Front Garden



Having fenced perimeter and ready for seeding or turfing with a paved pathway that leads to the side elevation and through the front door and into the:

Entrance Hallway



Having stairs off to the first floor, ceramic flooring and doors leading off to:

Kitchen Dining Room



Having a PVCu double glazed window to the front elevation, a range of modern and newly installed wall, base and drawer units with work surface over, space and plumbing for a washing machine, ceramic flooring, integrated oven with four ring gas hob and extractor over, stainless steel double sink with feature flexi mixer tap over, downlighters, cupboard housing the newly installed 'Main Eco' central heating boiler, further storage cupboards, room for table and chairs and tiling to all splash prone areas.

Bathroom



Having a PVCu double obscure glazed window to the side elevation, panel bath with shower, pedestal wash hand basin, extractor, ceramic flooring, modern tiling to all splash prone areas and ladder style heated towel rail.

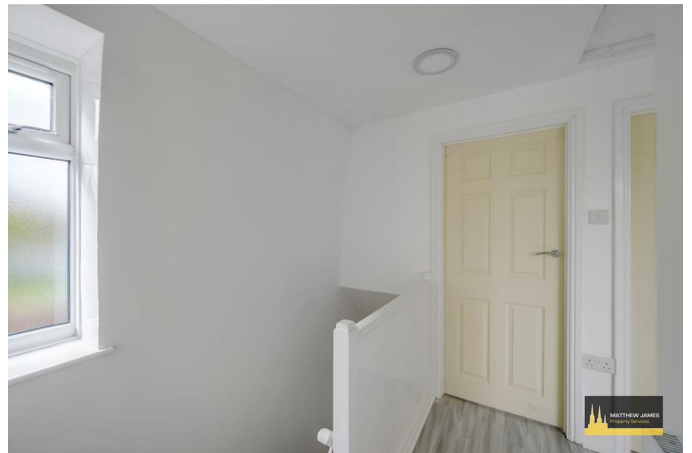
Lounge Dining Room

18'1 x 9'11 (5.51m x 3.02m)



Having a PVCu double glazed window and PVCu double glazed French doors to the rear elevation, modern downlighters, ceramic tiling to the floor and under stairs storage cupboard.

First Floor Landing



Having a PVCu double glazed window to the side elevation, access to the loft area, bannister and doors leading off to:

Bedroom One

12'1 x 9'11 (3.68m x 3.02m)



Having a PVCu double glazed window to the rear elevation.

Bedroom Two

11'9 x 11'6 (3.58m x 3.51m)

Having a PVCu double glazed window to the rear elevation.

Bedroom Three

11'1 x 6'1 (3.38m x 1.85m)



Having a PVCu double glazed window to the front elevation.

WC

5'9 x 2'8 (1.75m x 0.81m)



Having a PVCu double obscure glazed window to the side elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

Outbuilding / Garden Bar / Studio / Home Office

(Not Measured) Having a PVCu double glazed window to the side elevation, PVCu double obscure glazed to the front, power and lighting. Perfect as a home office, garden bar area, studio or playroom.

Rear Garden



Having a fenced perimeter and ready for seeding or turfing.

Side Garden

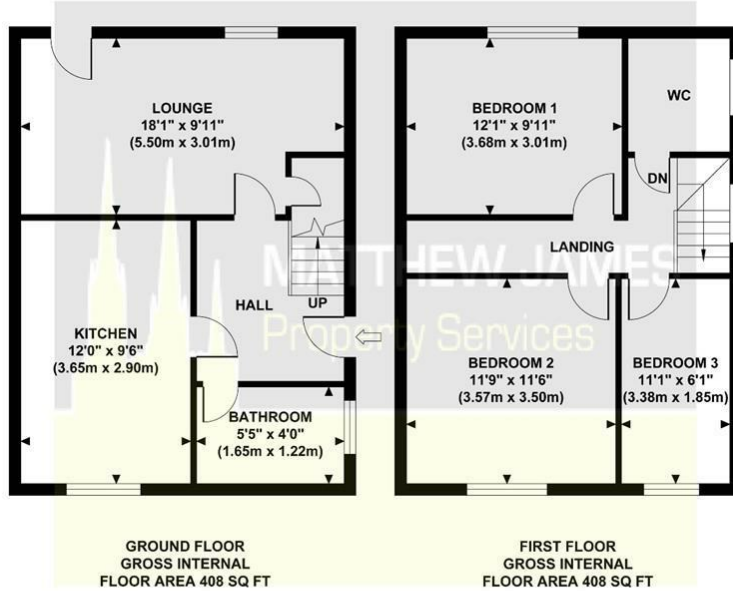


Having a fenced perimeter and all ready for turfing or grass seeding. Absolutely perfect for those that have a motor home or caravan or just want to add extra parking. Also perfect for the family with children looking for a safe area to play.

Floor Plan

SHAFTESBURY AVENUE

Approximate Gross Internal Area
817 sq ft / 75.90 sq m

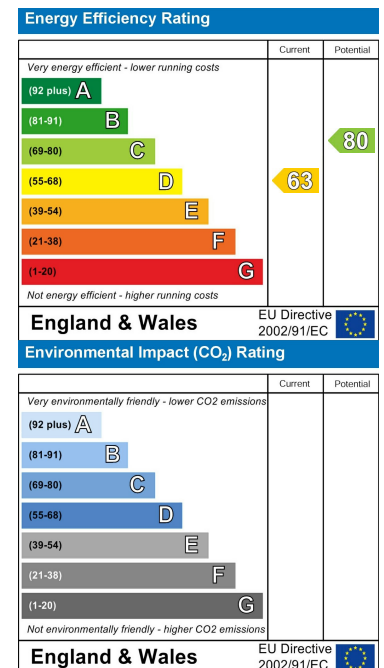


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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.

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