



**178 Middlemarch Road, Coventry, CV6 3GL**  
**£235,000**

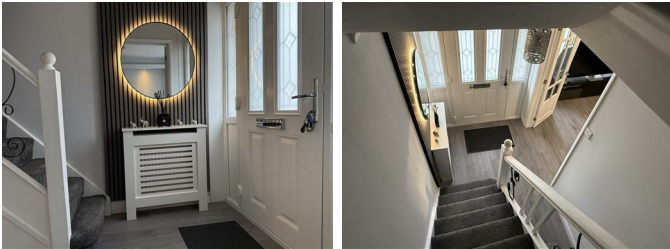
THREE BEDROOMS... EXTENDED KITCHEN DINING ROOM... GROUND FLOOR CLOAKROOM... CONVERTED GARAGE ROOM... MODERN THROUGHOUT... PERFECT FOR THE FIRST TIME BUYER... LOOKING FOR YOUR NEXT INVESTMENT? Located in Radford, this mid terrace property needs to be viewed to appreciate what is being offered for sale. Briefly comprising of off road parking to the front accessed via dropped kerb, entrance hallway, ground floor cloakroom, through lounge dining room, extended kitchen dining room, three bedrooms and a bathroom with shower over bath. To the rear of the property is a converted garage room and maintenance free rear garden. Close to all amenities, this lovely property would be perfect for the first time buyer or for those looking at adding a new property to their portfolio. Sound like your next home? Call us now to book your viewing.

## Front Driveway



Laid to block paving with a dropped kerb providing off road parking and step up into the:

## Entrance Hallway



Having under stairs storage, further storage cupboard, stairs leading off to the first floor and doors leading off to:

## Ground Floor WC

5'7 x 5'5 (1.70m x 1.65m)

Having a low level flush WC, vanity wash hand basin with storage beneath, extractor, ladder style heated towel rail and tiling to all splash prone areas.

## Lounge Dining Room

23'5 x 10'4 (7.14m x 3.15m)



Having a PVCu double glazed bay window to the front elevation, modern feature lighting and French doors lead to the:

## Extended Kitchen Dining Room

15'10 x 11'5 (4.83m x 3.48m)



Having two PVCu glazed windows and door to the

rear elevation, a range of wall, base and drawer units with roll top work surface over, space for a USA style fridge freezer, space for a tumble dryer / dishwasher, space and plumbing for a washing machine, breakfast bar, space for a range style cooker and tiling to all splash prone areas.

## First Floor Landing

Having balustrade, access to the loft area and doors leading off to:

## Bedroom One

11'2 x 9'10 (3.40m x 3.00m)



Having a PVCu double glazed window to the front elevation and built-in wardrobes with sliding mirrored doors to the one wall.

## Bedroom Two

9'11 x 9'7 (3.02m x 2.92m)



Having a PVCu double glazed window to the rear elevation and built-in wardrobes to two walls.

**Bedroom Three**  
8'1 x 5'11 (2.46m x 1.80m)



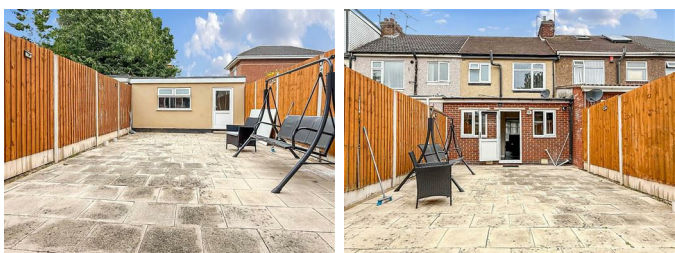
Having a PVCu double glazed window to the front elevation.

**Family Bathroom**  
5'10 x 5'4 (1.78m x 1.63m)



Having a PVCu double glazed window to the rear elevation, p-bath with shower over, low level flush WC, vanity wash hand basin, ladder style heated towel rail, extractor and ladder style heated towel rail.

**Rear Garden**



Having fenced perimeter and mainly laid to paving and access through the PVCu double glazed door into the:

**Garage Room**

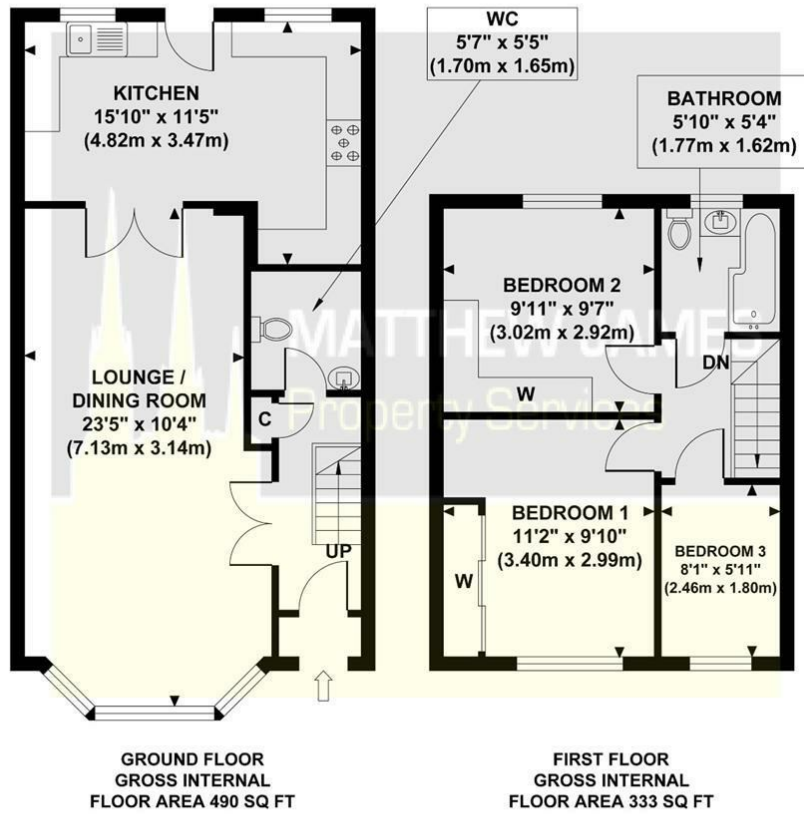


(Not Measured) Being full width and insulated with power and lighting. Would be perfect as a home gym, workshop or home bar / party room.

# Floor Plan

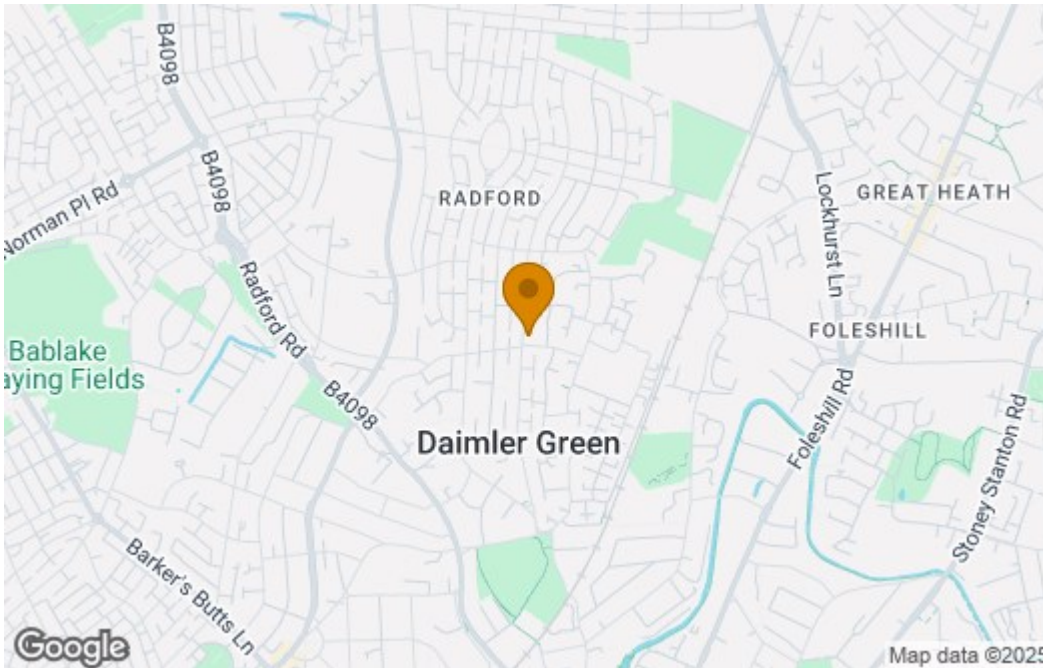
## 178 MIDDLEMARCH ROAD

Approximate Gross Internal Area  
823 sq ft / 76.4 sq m

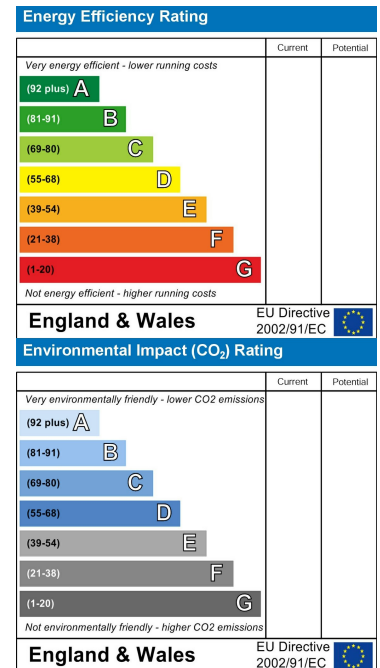


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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