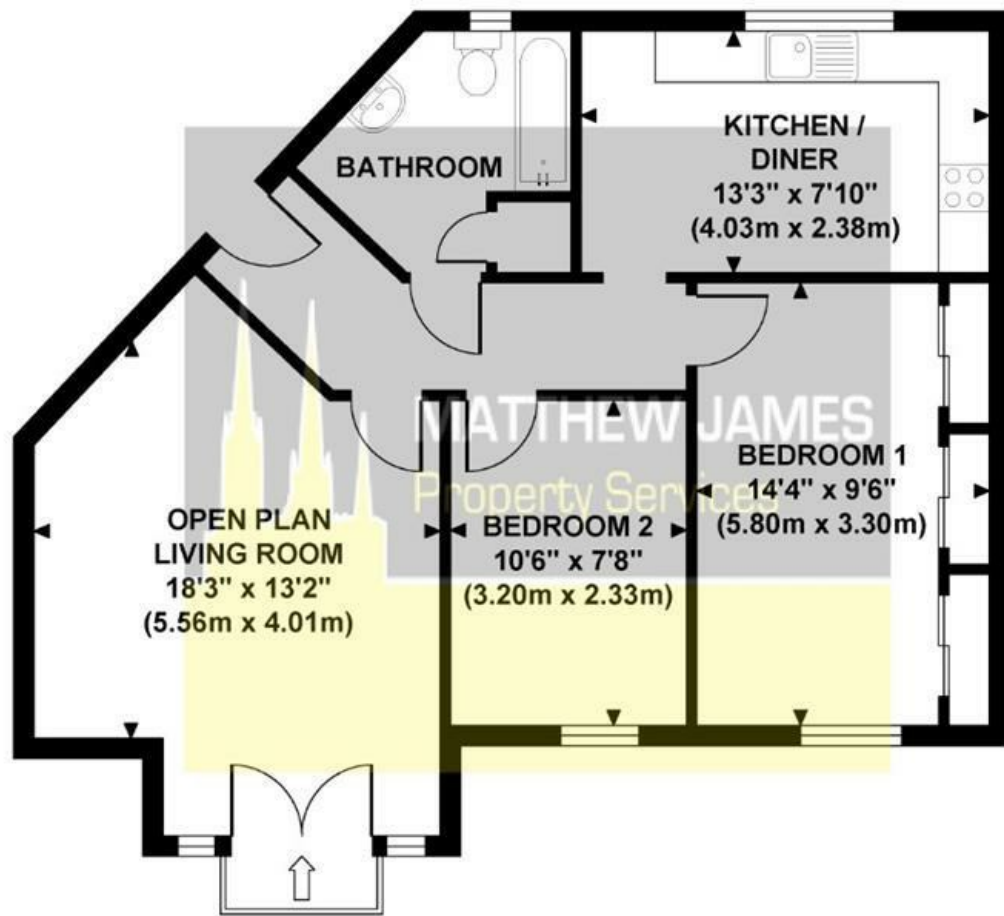


# GRINDLE ROAD

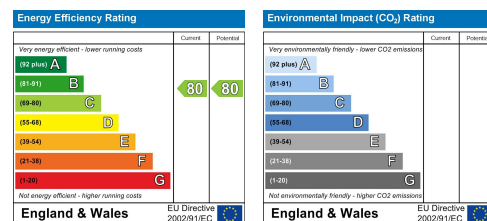
Approximate Gross Internal Area  
644 sq ft / 59.80 sq m



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 644 SQ FT**

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.

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.



## 104 Grindle Road Longford, Coventry CV6 6BS

TWO BEDROOMS... FIRST FLOOR... GREAT INVESTMENT PROPERTY... PERFECT FOR FIRST TIME BUYER... OPEN PLAN LIVING ROOM WITH JULIET BALCONY. Located in Longford close to Coventry Canal, this property needs to be viewed to appreciate what is being offered for sale. Located via a secure intercom system, this first floor apartment briefly comprises of two bedrooms, family bathroom, kitchen dining room and open plan living room with Juliet balcony. This property also has the added benefit of allocated parking and a long lease. If you would like to know more information or view this property, please call us now!

**Offers Over £124,995**

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

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**MATTHEW JAMES**  
Property Services

# 104 Grindle Road

Longford, Coventry CV6 6BS



- Two Bedrooms
- Kitchen Dining Room
- Long Lease
- First Floor
- Great Investment
- Longford Area
- Open Plan Living Room
- Perfect For First Time Buyer



## Communal Areas & Car Park

### Entrance Hallway

### Family Bathroom

10'0 maximum x 7'11 maximum  
(3.05m maximum x 2.41m maximum)

### Open Plan Living Room

18'3 maximum x 14'1 maximum  
(5.56m maximum x 4.29m maximum)

### Bedroom Two

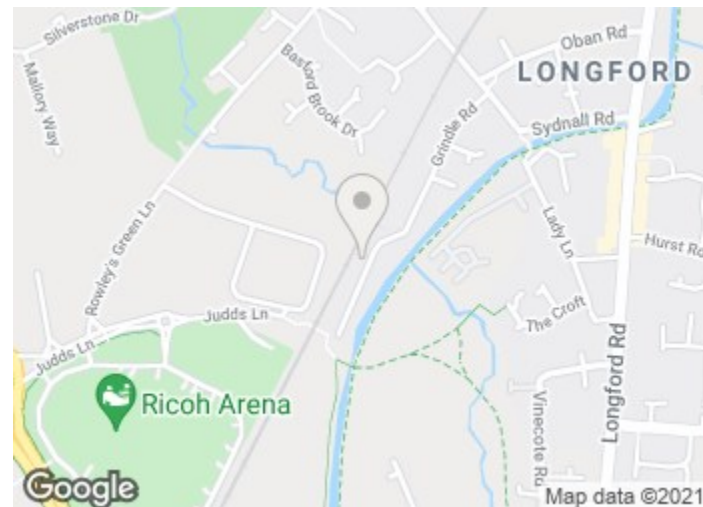
10'6 x 7'8 (3.20m x 2.34m)

### Bedroom One

14'4 x 9'6 (4.37m x 2.90m)

### Kitchen Dining Room

13'3 x 7'10 (4.04m x 2.39m)



## Directions

