



## 18 Galeys Road, Coventry, CV3 5GN Offers Over £230,000

\*\*\*TWO BEDROOM SEMI\_DETACHED PROPERTY, VACANT & NO CHAIN READY TO MOVE STRAIGHT INTO\*\*\* Ideal for first-time buyers, downsizers, or property investors, this well-presented home combines traditional character with modern upgrades throughout. Located in the sought-after Cheylesmore area, highly convenient and popular with families and working professionals, walking distance to Asda supermarket, Cheylesmore shopping parade and excellent local schools. Coventry Train Station, City Centre and the War Memorial Park are also just a short stroll away.

Step through the vestibule porch into a spacious open plan lounge and dining area with stairs rising to the first floor. The upgraded modern kitchen overlooks the rear garden and complete with a built-in oven, gas hob, and breakfast bar. A versatile additional downstairs room provides excellent flexibility – ideal as a home office, playroom, or utility room to suit your lifestyle needs. Upstairs, you'll find two generous double bedrooms and a stylishly modern shower room, offering both comfort and convenience.

The stunning rear garden is a real highlight, boasting a large patio area, well-maintained lawn, mature shrubs, and a secluded additional seating area at the rear – perfect for summer evenings or weekend gatherings. To the front, a private driveway offers convenient off-road parking.

Don't miss your chance to view this fantastic property in a prime location – book your viewing today!

## Approach/ Driveway



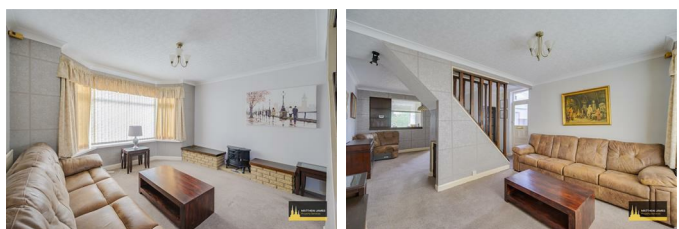
## Vestibule Porch

8'7 x 6'1 (2.62m x 1.85m)



## Lounge

13'4 x 11'6 (4.06m x 3.51m)



## Dining Area

11'9 x 10'6 (3.58m x 3.20m)



## Kitchen

12'11 x 10'7 (3.94m x 3.23m)



## Additional Room

15'3 x 6'1 (4.65m x 1.85m)



## Hallway Landing

### Bedroom One

13'5 x 12'0 (4.09m x 3.66m)



## Bedroom Two

13'5 x 8'8 (4.09m x 2.64m)



## Shower Room

5'5 x 5'4 (1.65m x 1.63m)

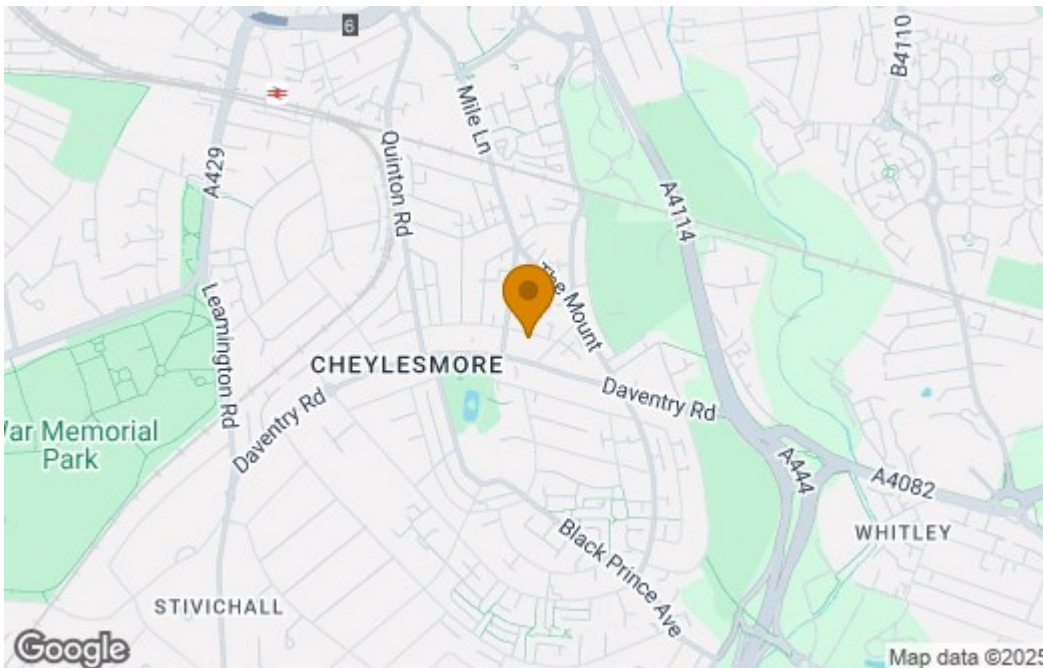


## Rear Garden



# Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter