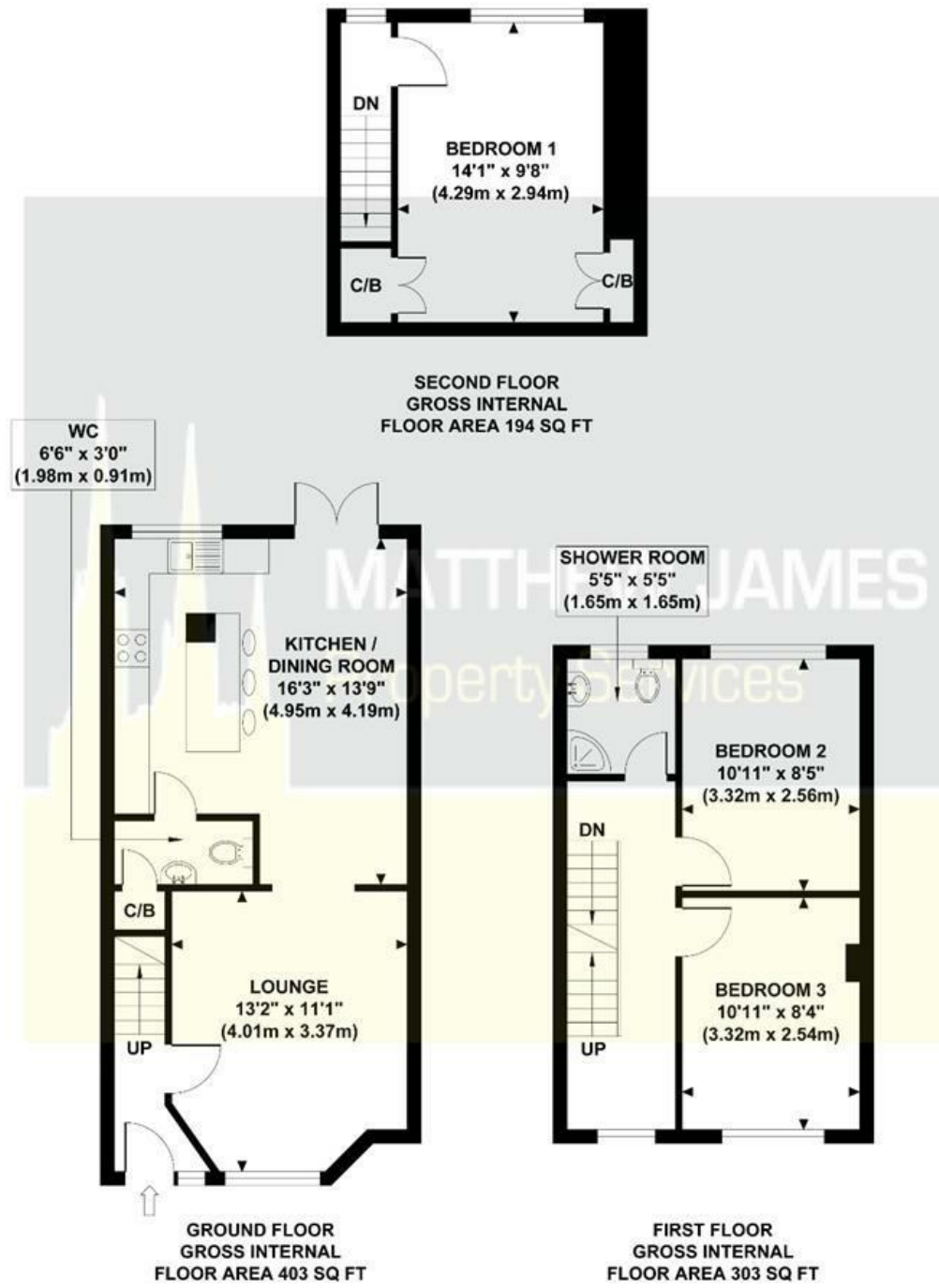


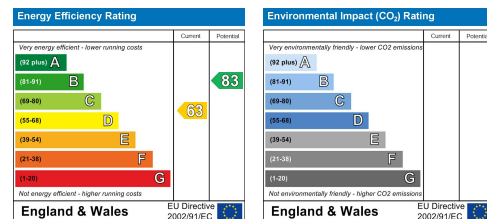
12 ELGAR ROAD

Approximate Gross Internal Area 900 sq ft / 83.61 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.

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.



12 Elgar Road Courthouse Green, Coventry CV6 7JH

THREE DOUBLE BEDROOMS... BASED OVER THREE FLOORS... OPEN PLAN KITCHEN DINING ROOM... GROUND FLOOR WC... GARAGE PARKING TO REAR... FAMILY SHOWER ROOM... CLOSE TO ALL AMENITIES... PERFECT FOR THE FIRST TIME BUYER OR INVESTMENT PURCHASE. Located in Courthouse Green, you really do need to view this lovely property as it has everything you are looking for. Having had the loft converted into a third bedroom, it also has two further double bedrooms to the first floor with a family shower room. To the ground floor there is a lounge and open plan kitchen dining room with a ground floor WC off and a dining area. To the rear is a relatively maintenance free garden and a garage. There is a pedestrian gate that leads to the front elevation as the property is an end of terrace. Close to all amenities including shops, schools, public house and main bus routes into Coventry City Centre. For those that commute the A444 and motorway network are just a short drive away. Perfect for the first time buyer or your next investment purchase, call us now to arrange your immediate viewing.

£225,000

CONTACT INFORMATION

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MATTHEW JAMES
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12 Elgar Road

Courthouse Green, Coventry CV6 7JH



- ** THREE DOUBLE BEDROOMS **
- ** END OF TERRACE **
- ** OPEN PLAN KITCHEN DINING ROOM **
- ** GROUND FLOOR WC **
- ** LOFT CONVERSION FOR THIRD BEDROOM **
- ** GARAGE TO THE REAR **
- ** MAINTENANCE FREE REAR GARDEN **
- ** PERFECT FOR FIRST TIME BUYER OR INVESTOR **
- ** FIRST FLOOR SHOWER ROOM **

Front Garden

Entrance Hallway

Lounge

13'2 x 11'1 (4.01m x 3.38m)

Open Plan Kitchen Dining Room

16'3 x 13'9 (4.95m x 4.19m)

Ground Floor Cloakroom

6'6 x 3' (1.98m x 0.91m)

First Floor Landing

Shower Room

5'5 x 5'5 (1.65m x 1.65m)

Bedroom Two

10'11 x 8'5 (3.33m x 2.57m)

Bedroom Three

10'11 x 8'4 (3.33m x 2.54m)

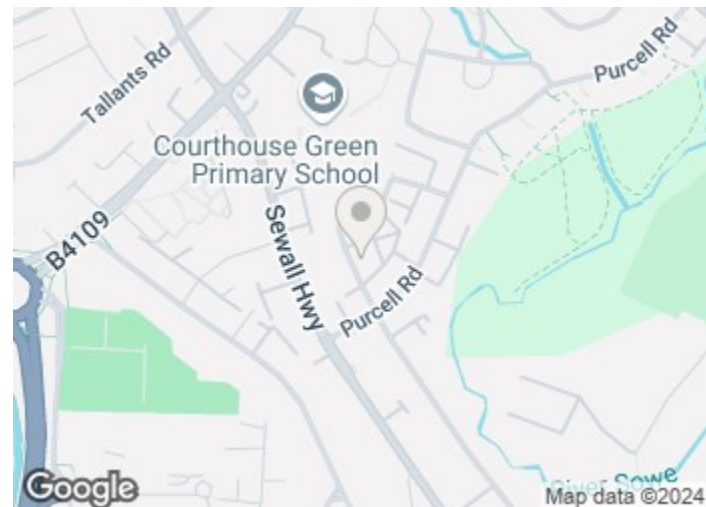
Second Floor Landing

Bedroom One / Loft Conversion

14'1" x 9'8" (4.29m x 2.95m)

Rear Garden

Garage



Directions

