

29 Leyside, Coventry, CV3 3FP **Offers Over £165,000**

THREE BEDROOMS... VACANT... NO UPWARD CHAIN... OPEN PLAN KITCHEN DINING ROOM... FRONT AND REAR GARDENS... PERFECT FOR THE FIRST TIME BUYER... GREAT INVESTMENT OPPORTUNITY... RECENTLY RE-DECORATED AND NEW FLOORING... ALL READY TO GO. Located in the heart of Willenhall, Coventry, this lovely mid-terrace property presents an excellent opportunity for first-time buyers and those looking for an investment property. With three well-proportioned bedrooms, this property offers ample space for those looking for more space.

The heart of the home is the open-plan kitchen and dining area, which is perfect for family gatherings or hosting friends. Natural light floods the space, thanks to the double-glazed windows, creating a warm and welcoming atmosphere. The property is equipped with gas central heating, ensuring a cosy environment throughout the year.

Outside, you will find both front and rear gardens, offering a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. The property is currently vacant and comes with no upward chain, making it an ideal choice for those looking to move in quickly.

This home is not only perfect for first-time buyers but also represents a fantastic investment opportunity in a sought-after family location. With its blend of comfort, convenience, and potential, this property is sure to attract interest. Do not miss the chance to make this house your new home. We have the keys - call us now to book your viewing!

Front Approach

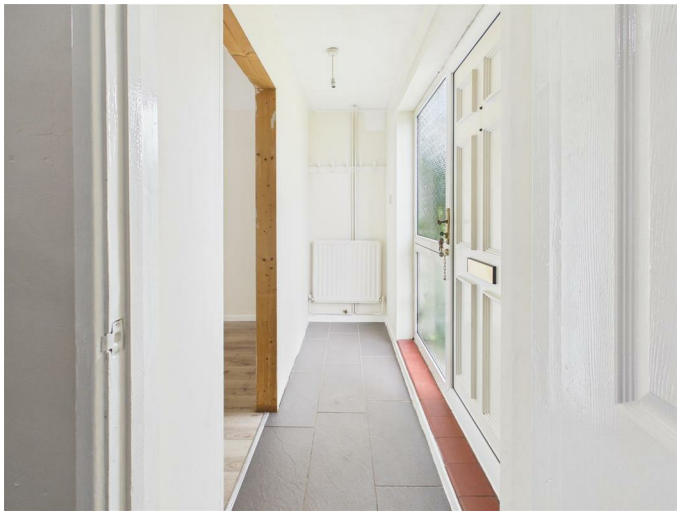


Accessed via a lawned communal walkway and leads to the:

Front Garden

Having fences to the side, mainly laid to lawn with paved pathway that leads to through the front door into the:

Entrance Hallway



Having coat hooks and doors that lead off to the:

Lounge

17'11 x 9'5 (5.46m x 2.87m)



Having sliding patio doors to the rear elevation and feature fireplace with inset electric fireplace.

Kitchen / Dining Room

21' x 11'1 (6.40m x 3.38m)



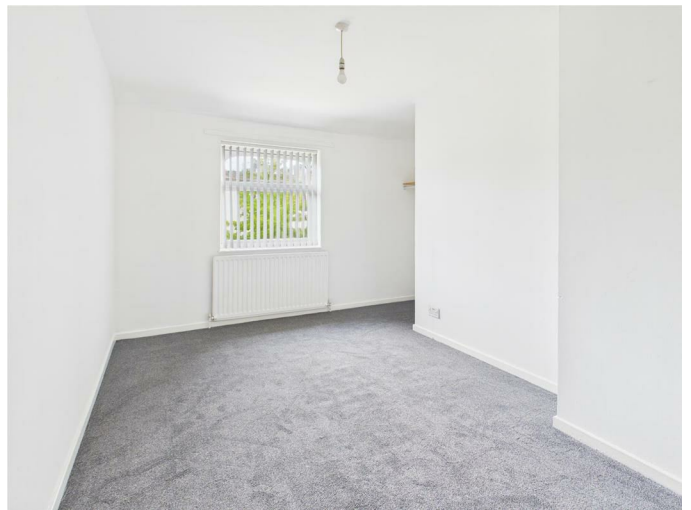
Having a PVCu double glazed window to the front elevation, balustrade stairs lead off to the first floor, under stairs storage, PVCu double glazed door with picture window to the side, built-in 'pantry cupboard', a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a cooker, space for an American style fridge freezer and tiling to all splash prone areas.

First Floor Landing

Having access to the loft area (fully insulated), airing cupboard housing the central heating boiler and doors leading off to:

Bedroom One

14'1 x 9'5 (4.29m x 2.87m)



Having a PVCu double glazed window to the front elevation.

Bedroom Two

12'1 x 9'5 (3.68m x 2.87m)



Having a PVCu double glazed window to the front elevation and inset alcove.

Bedroom Three

12'8 x 6'7 (3.86m x 2.01m)



Having a PVCu double glazed window to the rear elevation.

WC



Having a PVCu double obscure glazed window to the rear elevation and low level flush WC.

Family Bathroom



Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, pedestal wash hand basin, extractor and tiling to all four walls.

Rear Garden



Having fenced perimeter, paved patio, pathway with lawn to each side and gate that leads to the rear parking area.

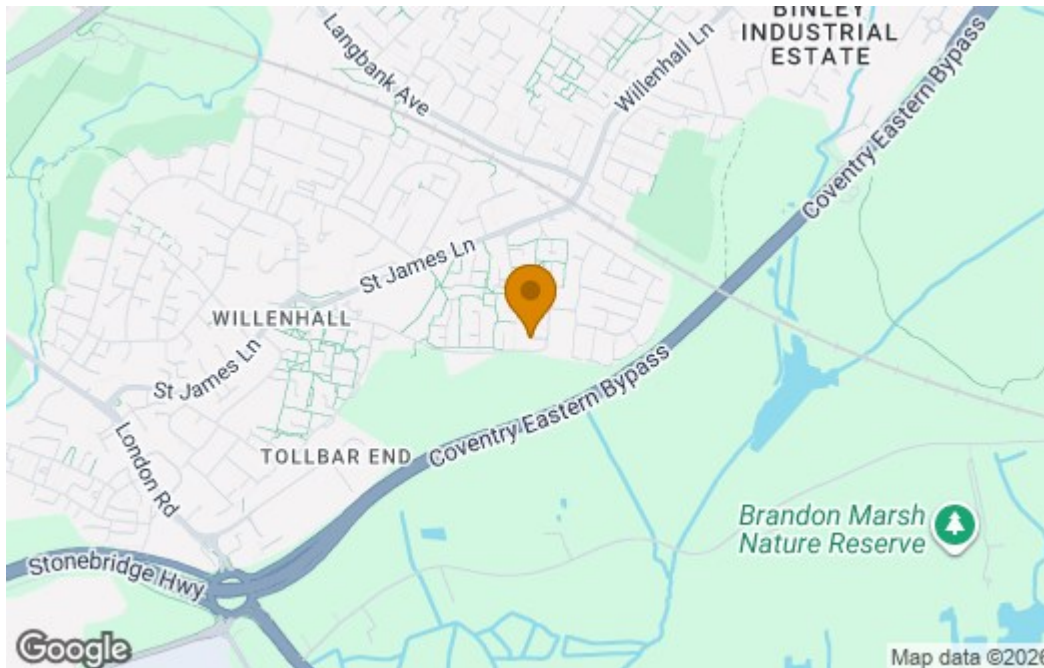
29 LEYSIDE COVENTRY, CV3 3FP

Approximate Gross Internal Area 924 sq ft / 85.84 sq m

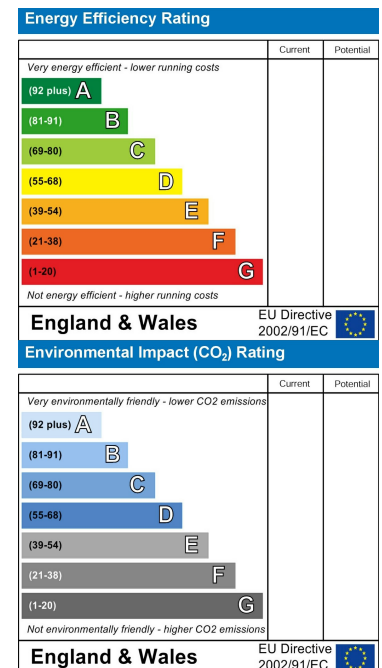


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

CONTACT INFORMATION

📍 24a Warwick Row, Coventry CV1 1EY

☎ 02477 170170

✉ info@matthewjames.uk.com

🌐 www.matthewjames.uk.com

📘 Facebook

🐦 Twitter