



MATTHEW JAMES

Property Services



18 Mulberry Road, Coventry, CV6 7HY

Offers Over £170,000

ATTENTION PROPERTY DEVELOPERS/LANDLORD/FIRST TIME BUYERS We have a fantastic opportunity to purchase this three bedroom property in need of some modernisation, with huge potential and NO CHAIN. Mulberry Road is situated in a convenient popular residential area, walking distance to local schools and amenities. Close proximity to supermarkets and retail parks including the Arena Shopping Park and Gallagher Retail Park. This is a great opportunity to create your own perfect home or alternatively would make a great investment purchase.

Accommodation in brief comprises: Entrance hallway, lounge, dining room, kitchen with gas supply, hallway landing, two double bedrooms, single bedroom and family bathroom. Externally front garden with low level wall, rear garden with garage and rear access.

We anticipate a great amount of interest in the property so be quick to book your viewing appointment today and avoid disappointment.

Front Garden



Having fenced and walled perimeter with gravel inlay and step leads to the:

Storm Porch

Through the PVCu double glazed front door leads to the:

Entrance Hallway

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

Front Reception Room One

13'0 x 10'7 (3.96m x 3.23m)



Having a PVCu double glazed bay window to the front elevation.

Reception Room Two

11'0 x 9'11 (3.35m x 3.02m)



Having a PVCu double glazed window to the rear elevation.

Kitchen

8'0 x 5'11 (2.44m x 1.80m)



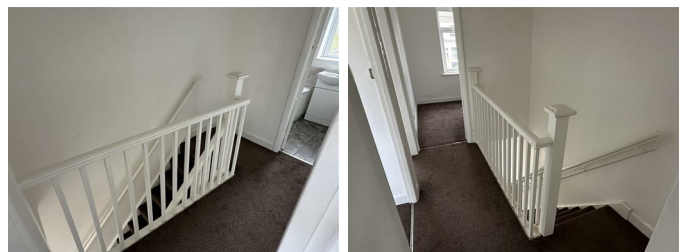
Having a PVCu double glazed window to the rear elevation, a range of wall and base units with roll top work surface over, built-in storage shelving and walkway to the:

Utility Area

4'10 x 2'10 (1.47m x 0.86m)

Having an obscure glazed window to the side elevation. Perfect for fridge freezer and utility area.

First Floor Landing



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

Bedroom One

12'10 x 9'11 (3.91m x 3.02m)

Having a PVCu double glazed bay window to the front elevation.

Bedroom Two

11'1 x 10'2 (3.38m x 3.10m)



Having a PVCu double glazed window to the rear elevation.

Bedroom Three

7'8 x 5'11 (2.34m x 1.80m)



Having a PVCu double glazed window to the front elevation

Family Bathroom

5'9 x 5'3 (1.75m x 1.60m)



Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, low level flush WC, wash hand basin and tiling to all splash prone areas.

Rear Garden



Having a paved patio area, fenced perimeters, mainly laid to lawn and access to the:

Garage

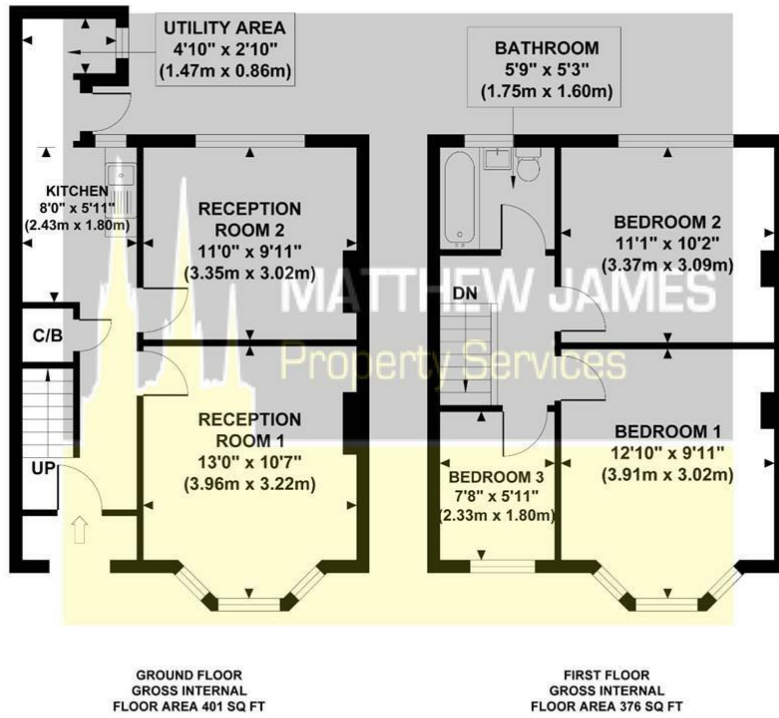


(Not Measured) Having a door to the side and rear elevations.

Floor Plan

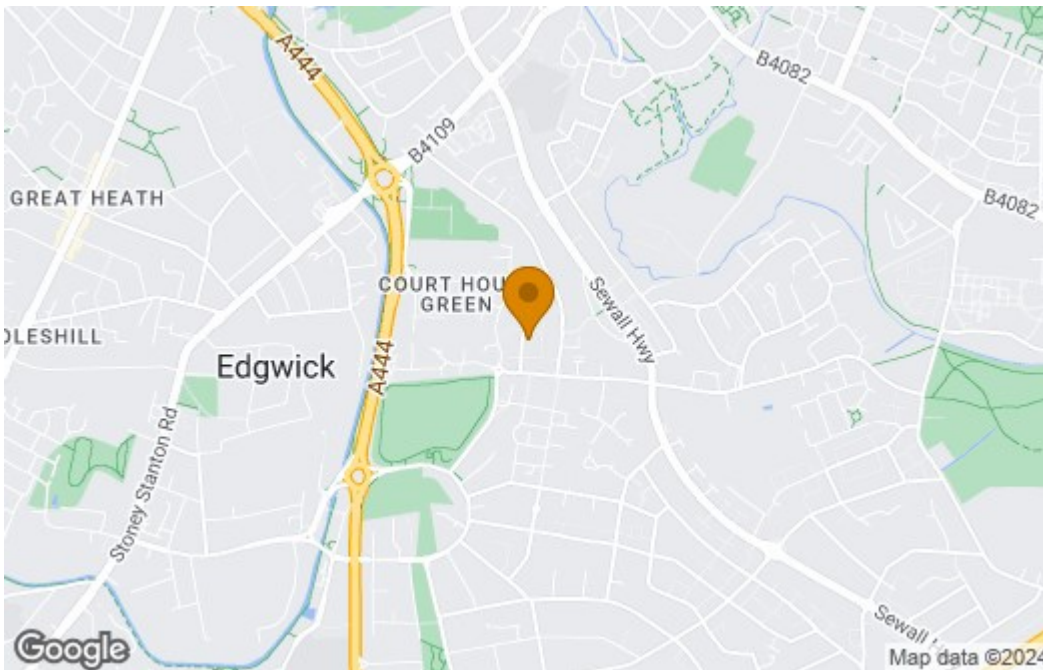
MULBERRY ROAD

Approximate Gross Internal Area 777 sq ft / 72.2 sq m

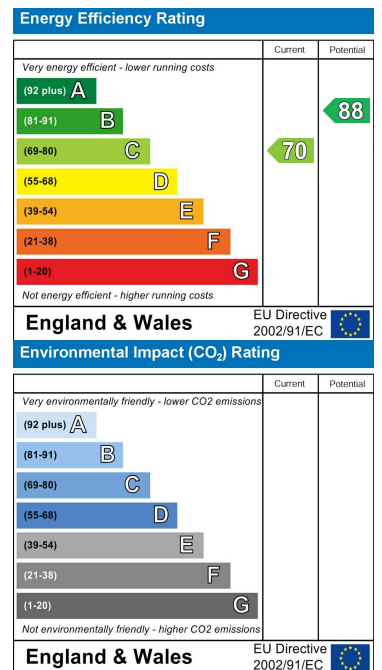


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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