



19 Ladyfields Way, Coventry, CV6 4PB
£165,000

Check out the virtual tour! ...No Chain...Two Double Bedrooms...End Terraced...Conservatory...Off Road Parking...Stunning Shower Room. This lovely property sits in a great location in Holbrooks, catchment area for schools such as President Kennedy, and everything you need on your doorstep for travel and retail.

With fresh decor and modern fixtures, this well maintained property is ideal for first time buyers or investors. It's currently rented at £750pcmbut is also offered as a vacant possession.

On the ground floor, you'll be welcomed into the hallway, with doors leading to the kitchen and the lounge area - this also gives way to a conservatory. Upstairs, there are two spacious double bedrooms, one to the front and one to the rear. The family shower room is positioned nicely in the middle of the two bedrooms. Plenty of storage space and loft access

Outside, you have the benefit of off road parking to the front and a great sized rear garden, boasting a patio area and well kept lawn. There is also great scope to further improve and extend the property (subject to planning consents) Please get in touch to arrange a viewing.

Hallway

Having stairs off to the first floor and doors leading off to:

Kitchen

10'11" x 4'11" (3.35m x 1.52m)

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine

Living Room

12'11" x 10'11" (3.96m x 3.35m)

With modern flooring, spacious lounge with dining space area and leads out to

Conservatory

Constructed from PVCu, this is a superb addition to the property for that extra space.

Bedroom One

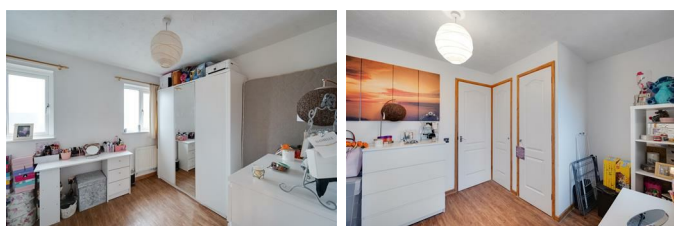
10'11" x 8'0" (3.35m x 2.44m)



To the rear aspect of the property, a very spacious bedroom with window overlooking the garden.

Bedroom Two

10'11" x 8'11" (3.35m x 2.74m)



To the front aspect, another very spacious double bedroom, with window to the front and built in storage space

Shower Room

6'0" x 4'11" (1.83m x 1.52m)

Beautifully designed shower room with full width shower tray and modern shower fittings.

Front Garden

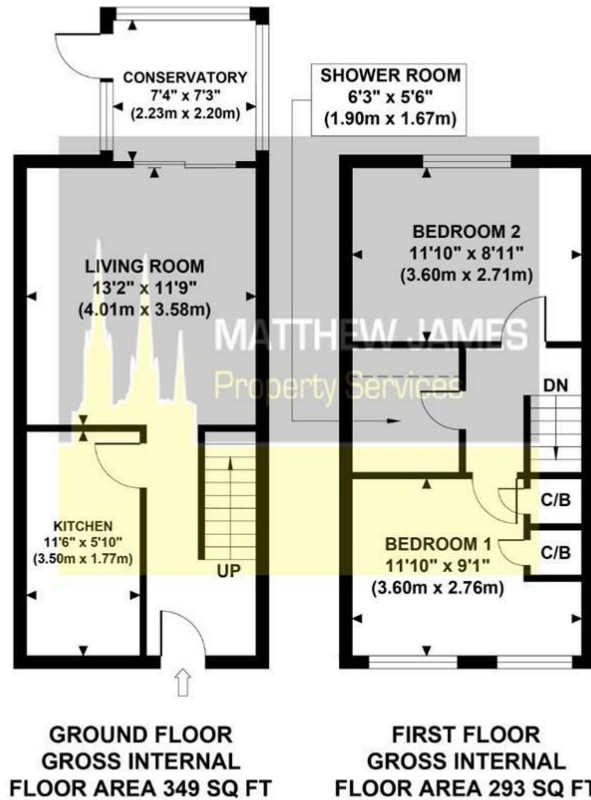
Providing off road parking to the front and side and laid to lawn.

Rear Garden

Beautifully maintained with a spacious patio area, laid to lawn with mature shrubs. Accessed via the conservatory or gate to the front of the property.

Floor Plan

19 LADYFIELDS WAY
 Approximate Gross Internal Area
 642 sq ft / 59.60 sq m

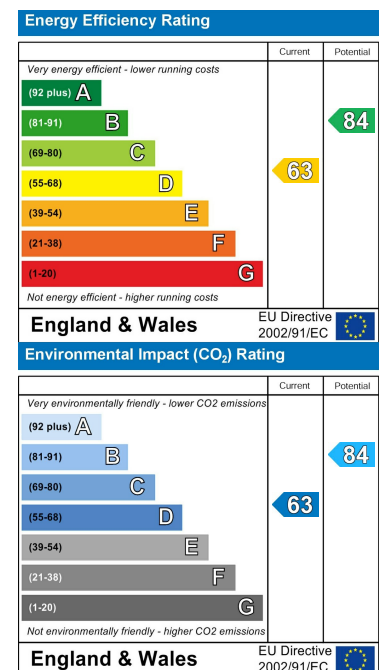


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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