

1 The Row Coventry Road, Coventry, CV8 3AT Offers Over £300,000

Matthew James are delighted to bring to the market this exceptional two bedroom semi detached cottage, located in the desirable Baginton Village. The property has been renovated to high specification throughout, but still has its original charm, beautiful semi-rural location with stunning green views to the front of the property and a real sense of tranquility. The property is being sold with No Chain and is ready to move straight into. The village has two excellent local pubs and restaurants and a Chinese takeaway that are within walking distance and the historical landmark Bagot's Castle and the famous Lunt Roman Fort are close by.

Attractive frontage with gated front garden and driveway providing off street parking for several vehicles. Step inside and immediately feel at home, entrance porch with storage cupboard for your coats leads into the charming lounge diner with many original features including inglenook fireplace with inset fire and character beams. Into the kitchen which has a range of modern units, integrated under counter fridge and freezer, washing machine, microwave, oven and hob. Stairs rising from the lounge diner to the first floor landing with airing cupboard housing the boiler, two bedrooms and delightful modern bathroom.

Step outside and into the beautiful rear garden, larger than average and the perfect place to relax or entertain on a summers day. Patio area with steps up to the lawn, decking area for seating and brick built out building with electricity and water, which could be used as a home office, treatment room, converted into an outside bar or simply a great storage area. There is gated access from the garden to the front of the property.

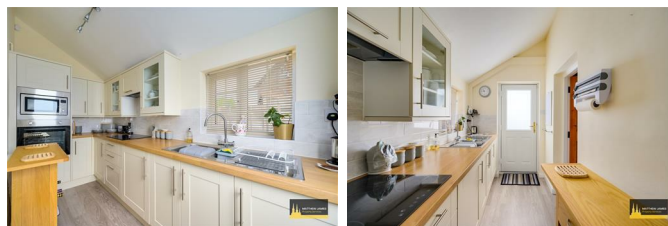
With its blend of original features, modern upgrades and desirable location this property really is the perfect home. Don't miss out on this fantastic opportunity, call now to book your viewing!

Front Garden



Fitted Kitchen

12' x 5'0 (3.66m x 1.52m)



First Floor Landing

Bedroom One

11'0 x 9'1 (3.35m x 2.77m)



Bedroom Two

12'0 x 6' (3.66m x 1.83m)

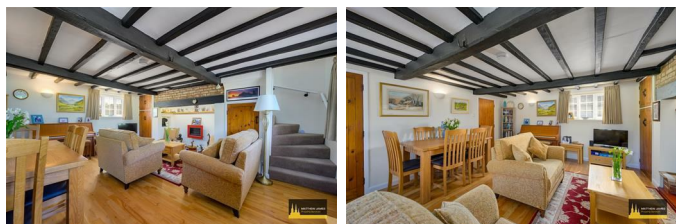


Internal Porch



Lounge/Dining room

17'1 x 16'5 (5.21m x 5.00m)



Bathroom



Outbuilding



Rear Garden

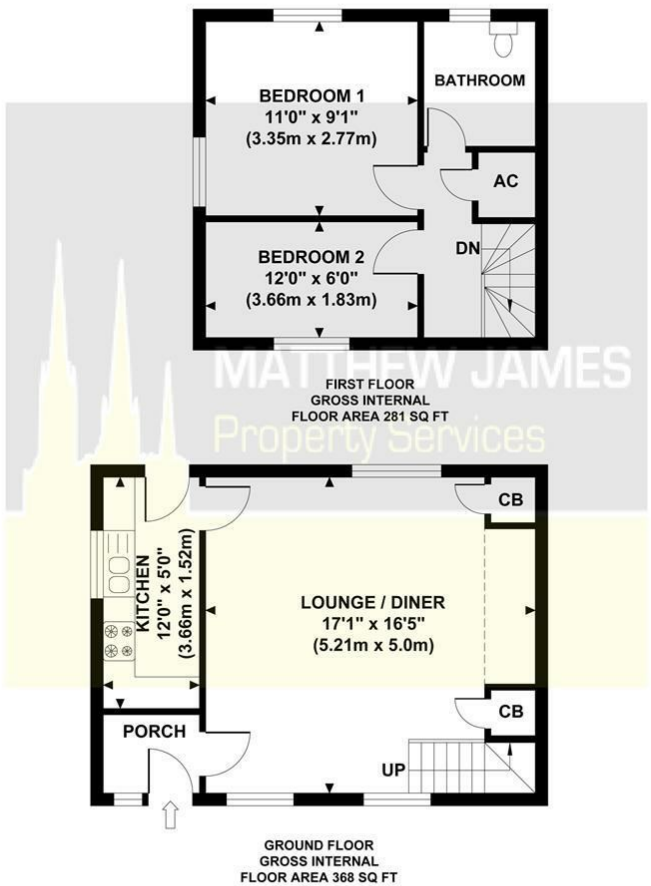


Parking



Floor Plan

THE ROW, COVENTRY ROAD
Approximate Gross Internal Area 649 sq ft / 60.3 sq m

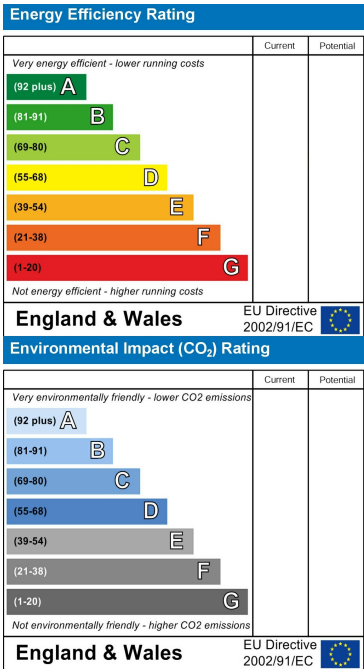


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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