



30 Falstaff Road, Coventry, CV4 9RY
£209,995

THREE BEDROOMS... VACANT... NO UPWARD CHAIN... RENOVATED THROUGHOUT... NEW KITCHEN... NEW BATHROOM... NEW CENTRAL HEATING... NEW FLOORING... OUTBUILDING PERFECT AS A HOME OFFICE / STUDIO OR GARDEN BAR AREA... PERFECT FOR THE FIRST TIME BUYER OR THE INVESTMENT PURCHASE... BEAUTIFUL THROUGHOUT... Located on Falstaff Road in Tile Hill, this lovely renovated property really does need to be viewed to appreciate everything that is being offered for sale. The property presents an excellent opportunity for both the first time buyer and the investor. Having three good sized bedrooms, making it ideal for families or those seeking extra space.

Upon entering the larger than average entrance hallway, you are directed through to the newly fitted kitchen which is a highlight, featuring modern appliances and ample storage. There is also a lounge dining room, perfect for entertaining guests or enjoying family time. The family bathroom has been tastefully renovated and includes a separate WC, adding convenience for those with a busy household.

The property also benefits from a new Vaillant central heating boiler, ensuring warmth and comfort throughout the colder months. Outside, the garden offers outbuildings that are perfect for a garden bar, home office, or studio, providing versatile space to suit your lifestyle needs - there's even a separate WC.

Situated close to all local amenities and bus routes, this home is not only practical but also offers a sense of community. With NO UPWARD CHAIN, this property is ready for you to move in and make it your own. Beautifully presented throughout, it is a must-see for anyone looking to settle in a vibrant area of Coventry. Sound like your next or first home? Call us now to book your viewing!

Front Garden



Being tiered and laid mainly to decorative gravel with access to the side that leads to the rear elevation and through the composite front door leads to the:

Entrance Hallway



Having stairs leading off to the first floor, under stairs storage and door leading to the:

Kitchen

9'10 x 9'5 (3.00m x 2.87m)



Having a newly installed PVCu double glazed door and window to the rear elevation with a range of wall, base and drawer units with work surface over, integrated electric oven with four ring electric hob and modern extractor over, splashback, space and plumbing for a washing machine and space for a fridge freezer.

Lounge Dining Room

24'7 x 12'4 (7.49m x 3.76m)



Having a PVCu double glazed window to the front elevation, PVCu double glazed French doors to the rear elevation and a feature fireplace with hearth, mantle and surround.

First Floor Landing



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

Bedroom One

13'1 x 12'8 (3.99m x 3.86m)



Having a PVCu double glazed window to the front elevation and built-in wardrobe to the one wall.

Bedroom Two

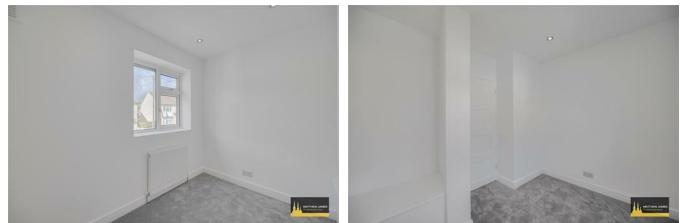
13' x 10'1 (3.96m x 3.07m)



Having a PVCu double glazed window to the rear elevation.

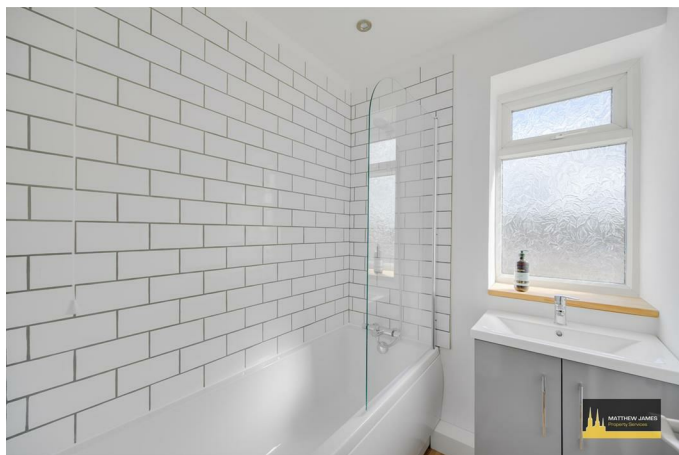
Bedroom Three

7'3 x 5'7 (2.21m x 1.70m)



Having a PVCu double glazed window to the front elevation.

Family Bathroom
5'6 x 5'2 (1.68m x 1.57m)



Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower attachment over, vanity style wash hand basin with storage beneath and modern tiling to all splash prone areas.

WC
6'5 x 2'8 (1.96m x 0.81m)



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

Rear Garden



Having fenced perimeters, paved patio area, mainly laid to lawn, access to the front elevation via a pedestrian gate and access into the:

Outbuildings:

Garden Room / Home Office / Bar Area / Studio
6'6 x 5'10 (1.98m x 1.78m)



Having a PVCu double glazed window to the side elevation and having power and lighting. Perfect for the home office, garden bar or studio.

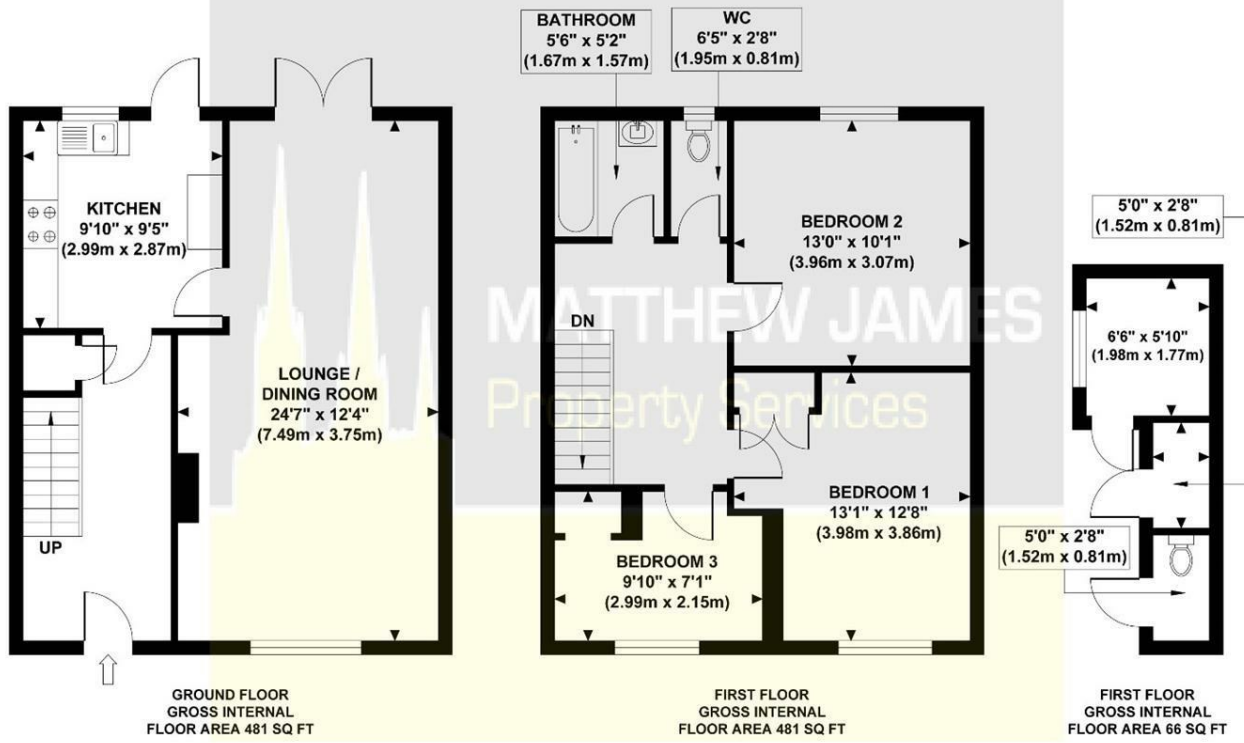
Storage Area
5'0 x 2'8 (1.52m x 0.81m)

WC
5'0 x 2'8 (1.52m x 0.81m)
Having a low level flush WC.

Floor Plan

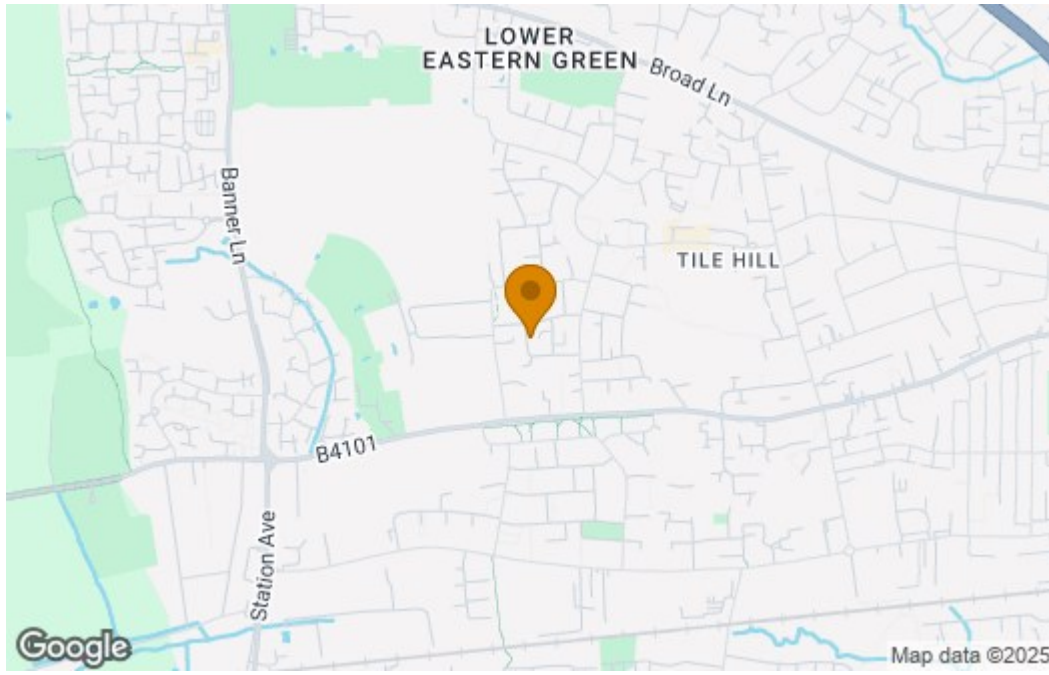
30 FALSTAFF ROAD

Approximate Gross Internal Area
1028 sq ft / 95.50 sq m

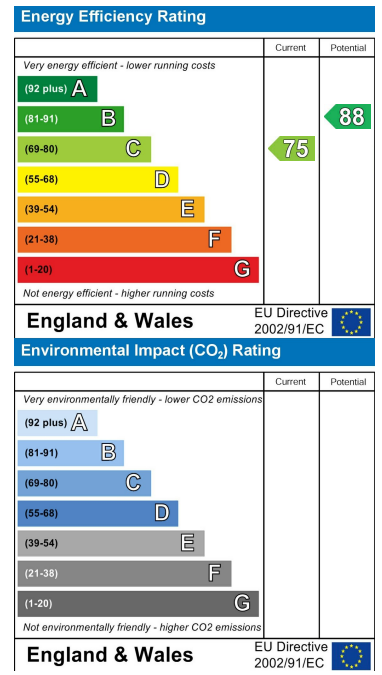


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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