



# MATTHEW JAMES

Property Services



## 88 Alfall Road, Coventry, CV2 3GG

£159,995

\*\*\* Renovation Project \*\*\* Two Double Bedrooms \*\*\* Through Lounge / Diner \*\*\* Downstairs WC \*\*\* Separate Kitchen Area \*\*\* Great Sized Rear Garden \*\*\*  
First Floor Bathroom \*\*\* Located in the Stoke Heath area of Coventry, this little gem is in need of some tender loving care, but is a fantastic opportunity for those looking to create their perfect home... or investors looking to expand their portfolio.

A traditional, double bayed property, with halls together. The ground floor has been opened up to provide a spacious lounge / diner. It has a feature gas fire place and bags of storage under the stairs. There is also a separate kitchen area and sun room.

Upstairs, you'll find a family bathroom and two very generous bedrooms. Outside, the front provides potential for off road parking, whilst the larger than average rear garden has scope to be a fabulous place for outdoor living and enjoy the south-west position. The property benefits from UPVC windows, heating and hot water are provided by storage heaters and a water tank. Please get in touch to arrange your viewing on Tuesday 8th March.

## **GROUND FLOOR**

### **Lounge Area**

12'5" x 11'5" (3.8 x 3.5)

### **Dining Area**

11'5" x 11'1" (3.5 x 3.4)

### **Kitchen**

10'2" x 4'7" (3.1 x 1.4)

### **Sun Room**

9'10" x 6'10" (3 x 2.1)

### **Cloakroom WC**

## **FIRST FLOOR**

### **Bedroom One**

12'9" x 11'10" (3.91 x 3.63)

### **Bedroom Two**

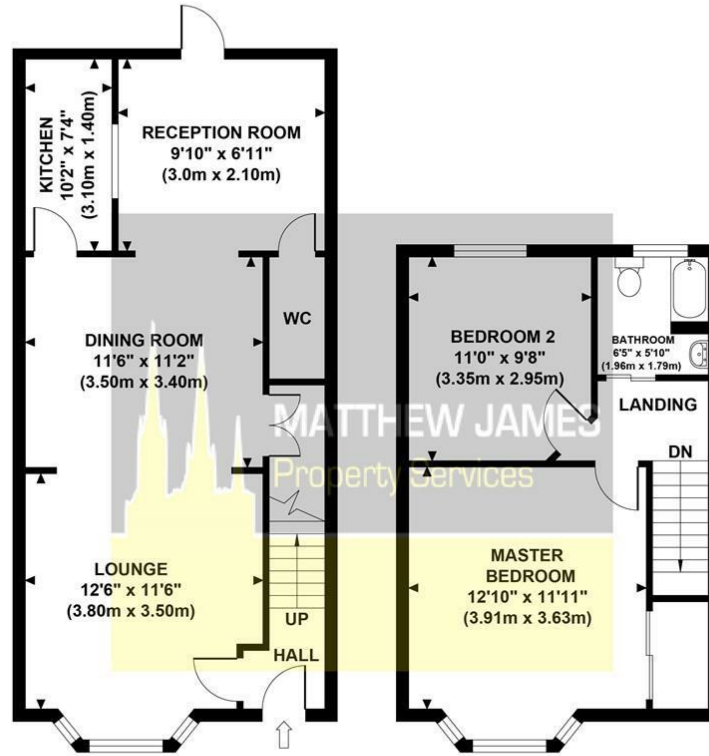
10'11" x 9'8" (3.35 x 2.95)

### **Family Bathroom**

6'5" x 5'10" (1.96 x 1.79)

# Floor Plan

## ALFALL ROAD Approximate Gross Internal Area 947 sq ft / 88 sq m

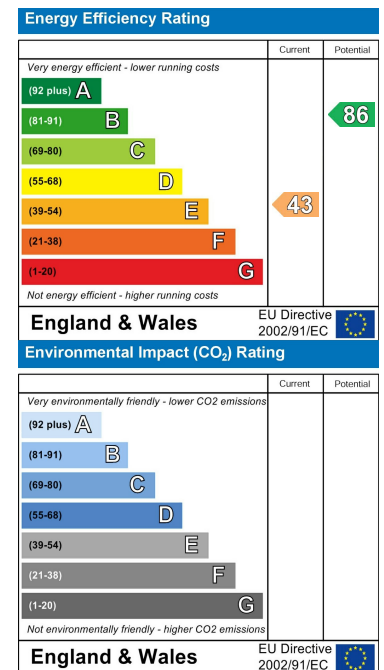


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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