



## 9 Benthall Road

, Coventry, CV6 7AF

Offers In The Region Of £139,995



PERFECT INVESTMENT OPPORTUNITY OR GREAT FOR A FIRST TIME BUYER... VACANT & NO UPWARD CHAIN... TWO DOUBLE BEDROOMS... TWO RECEPTION ROOMS... KITCHEN... DOWNSTAIRS BATHROOM. Matthew James are pleased to bring to the market this traditional mid terraced house. Having the benefit of being vacant with no upward chain, this property needs to be viewed to appreciate what is being offered for sale. Having the added benefit of being recently redecorated throughout and new flooring, its perfect for the first time buyer or the investor looking to add to their property portfolio. Briefly comprising of two reception rooms, kitchen, two double bedrooms and a family bathroom with a shower over the bath. Within walking distance of the Ricoh Arena Shopping Centre and close to the motorway network for those that commute. Call us now to book your immediate viewing.



## Reception Room One

11'0" x 10'10" (3.37 x 3.32)

To the front aspect, with PVC front entrance door / window and radiator. Door leading into

## Reception Room Two

11'9" x 10'9" (3.60 x 3.30)

To the rear aspect with PVCu window overlooking rear garden, radiator and staircase upto the first floor. Door leading into

## Kitchen

8'4" x 6'11" (2.56 x 2.13)

With a range of fitted wall and base units, integrated oven, hob and extractor fan. PVCu window and door leading out to rear garden and doorway into

## Bathroom

6'7" x 6'1" (2.03 x 1.87)

Located on the ground floor, fully tiled and comprising of corner bath with shower over, low level WC, wash hand basin, towel rail and PVCu obscured window to rear aspect.

## Bedroom One

11'9" x 11'0" (3.60 x 3.37)

To the rear aspect with PVCu window overlooking rear garden and radiator.

## Bedroom Two

10'11" x 10'10" (3.35 x 3.32)

To the front aspect with large storage cupboard, PVCu window and radiator.

## Outhouse

A handy storage unit with plumbing and electrics for washing machine,

## Outside

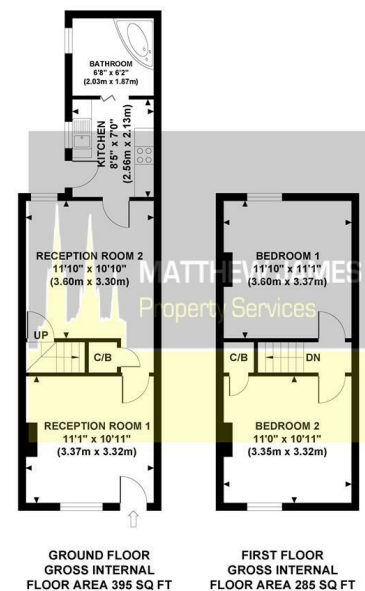
Low maintenance front garden with parking on street. To the rear, a private enclosed garden space which also has rear access.

## Area Map



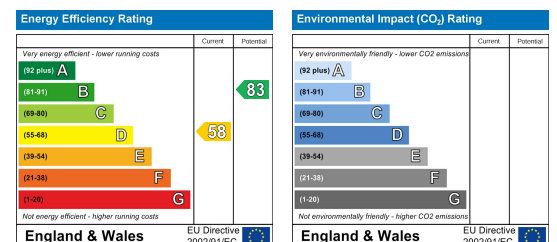
## Floor Plans

**BENTHALL ROAD**  
Approximate Gross Internal Area  
680 sq ft / 63.20 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.

## 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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