

18 Mulberry Road, Coventry, CV6 7HY **Offers Over £225,000**

THREE BEDROOMS... COMPLETELY MODERNISED THROUGHOUT... VACANT... NO UPWARD CHAIN... NEW KITCHEN... NEW BATHROOM... GROUND FLOOR WC... NEW FLOORING... GARAGE TO REAR... GREAT LOCATION... CLOSE TO ALL AMENITIES. This wonderfully updated property is being sold completely renovated throughout, vacant and has no upward chain. Located on a very popular road and walking distance to local schools and amenities. It is also close to supermarkets and retail parks including the Arena Shopping Park and Gallagher Retail Park. For those that commute, the motorway links are not far away. Perfect for the first time buyer, those looking to downsize or the savvy investor looking for their next purchase, this lovely property really does need to be viewed. Benefitting from a complete makeover throughout including new open plan kitchen dining room, new ground floor WC, new bathroom with rain head shower over bath, completely redecorated and also benefiting from new flooring throughout. With a hardstanding to the front, garage to the rear - does this sound like your next family home? Call us now - its vacant, we have a key - we anticipate a great amount of interest in the property so be quick to book your viewing appointment today and avoid disappointment.

Front Garden

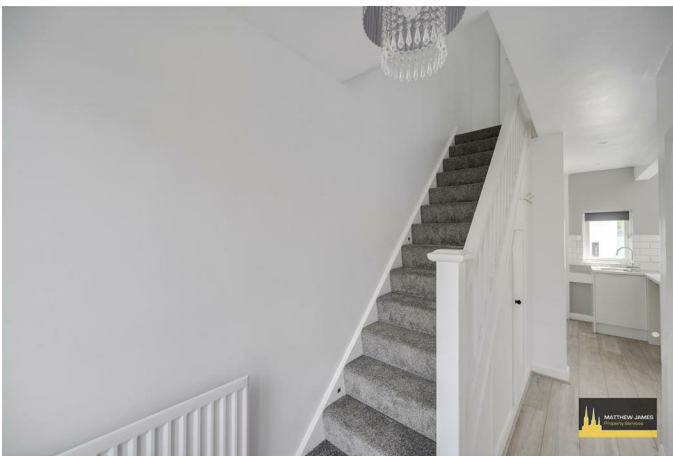


Having fenced perimeter with gravel hardstanding inlay and step leads to the:

Storm Porch

Through the PVCu double glazed front door leads to the:

Entrance Hallway



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

Front Reception Room One

13'0 x 10'7 (3.96m x 3.23m)



Having a PVCu double glazed bay window to the front elevation.

Open Plan Kitchen Dining Room

8'0 x 5'11 (2.44m x 1.80m)



Being of open plan design and having two PVCu double glazed windows to the rear elevation, a range of brand new modern gloss wall and base units with roll top work surface over, breakfast bar, space and

plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, built-in oven with four ring gas hob and extractor over, PVCu double glazed back door and further door that leads to the:

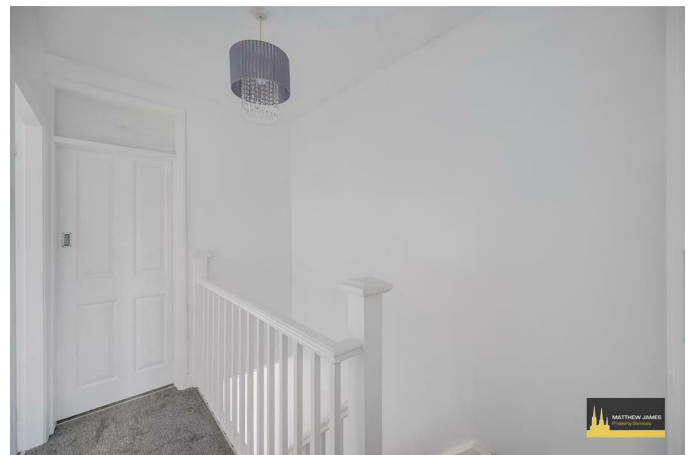
Ground Floor WC

4'10 x 2'10 (1.47m x 0.86m)



Having an obscure glazed window to the side elevation, low level flush WC, wash hand basin, extractor and modern tiling to all splash prone areas.

First Floor Landing



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

Bedroom One

12'10 x 9'11 (3.91m x 3.02m)



Having a PVCu double glazed bay window to the front elevation.

Bedroom Two

11'1 x 10'2 (3.38m x 3.10m)



Having a PVCu double glazed window to the rear elevation.

Bedroom Three

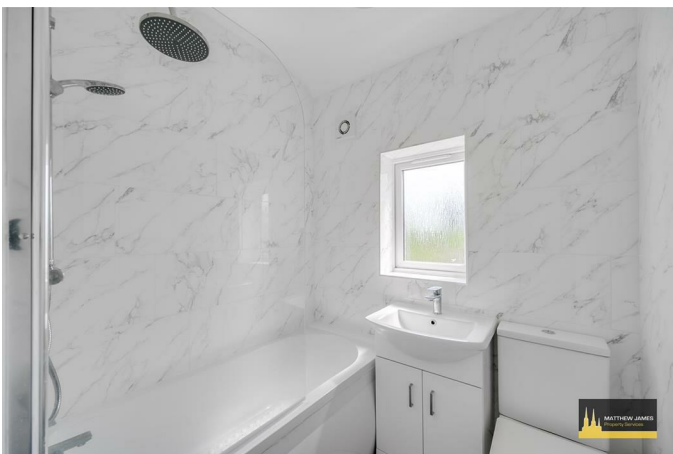
7'8 x 5'11 (2.34m x 1.80m)



Having a PVCu double glazed window to the front elevation and small cupboard housing the central heating boiler.

Family Bathroom

5'9 x 5'3 (1.75m x 1.60m)



Having a PVCu double obscure glazed window to the rear elevation, panel bath with rain head shower

over, low level flush WC, vanity wash hand basin with storage beneath, modern bluetooth mirror and modern tiling to all splash prone areas.

Rear Garden



Having a patio area, fenced perimeters, mainly laid to lawn, paved pathway that leads to a rear pedestrian gate and access into the:

Garage

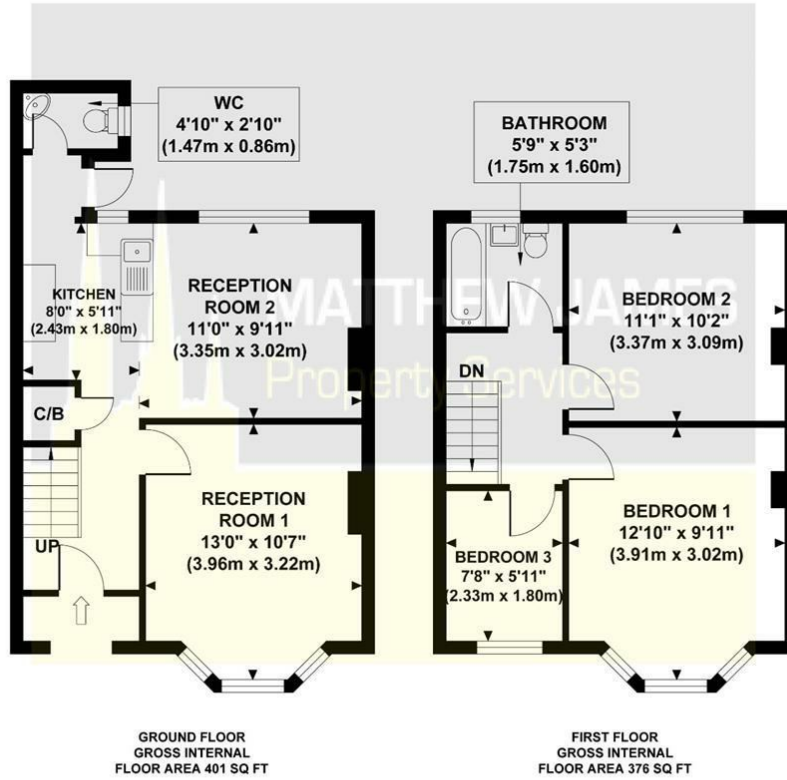


(Not Measured) Having a door to the side and rear elevations.

Floor Plan

MULBERRY ROAD

Approximate Gross Internal Area 777 sq ft / 72.2 sq m

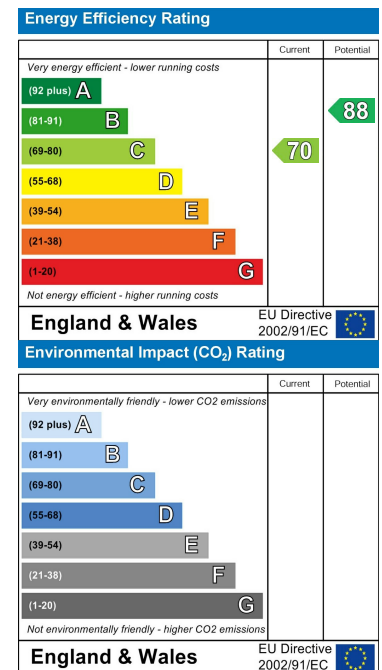


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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