



MATTHEW JAMES

Property Services



78 Armscott Road, Coventry, CV2 3AQ

Offers Over £200,000

Fantastic Opportunity to Create Your Dream Home - No Onward Chain

Offered to the market with no onward chain, this traditional three bedroom mid-terrace home presents an exciting opportunity for buyers looking to modernise and create a home tailored to their own style and taste.

The property offers spacious and versatile accommodation throughout. The ground floor comprises an entrance porch leading into a spacious hallway, a generous through lounge/dining room, kitchen with separate utility room, ground floor W.C and a conservatory overlooking the rear garden. To the first floor are three double bedrooms, one single bedroom, and a re-fitted modern shower room, providing excellent space for growing families. Externally, the property benefits from a low-maintenance paved front garden and a good-sized enclosed rear garden. An outbuilding with power supply offers excellent additional storage or potential as a workshop or hobby space.

Ideally situated in a highly sought-after location, the property is within easy reach of highly regarded schools, local shops, everyday amenities, excellent transport links and the University Hospital, making it an ideal choice for families and professionals alike.

Approach/ Front Garden

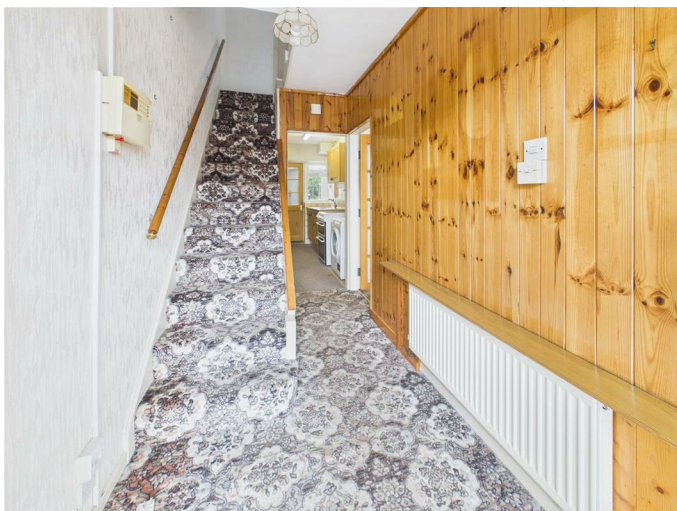


Utility Area



Porch

Entrance Hallway



W.C

Conservatory
11'2 x 6'7 (3.40m x 2.01m)



Hallway Landing

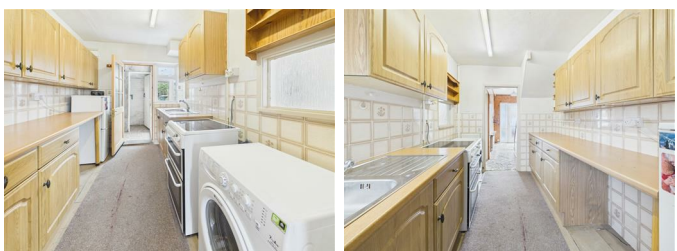
Bedroom One
12'8 x 10'9 (3.86m x 3.28m)



Lounge/ Dining Room
23'9 x 11'11 (7.24m x 3.63m)



Kitchen
10'9 x 7'3 (3.28m x 2.21m)



Bedroom Two
11'2 x 10'9 (3.40m x 3.28m)



Bedroom Three

7'5 x 5'9 (2.26m x 1.75m)



Shower Room

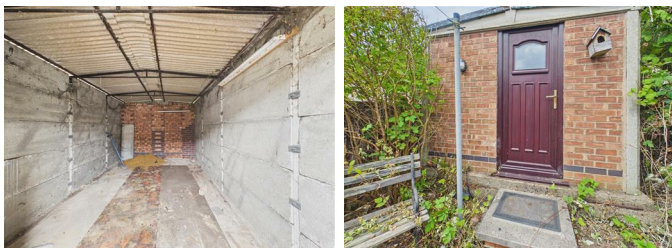
5'8 x 5'6 (1.73m x 1.68m)



Rear Garden

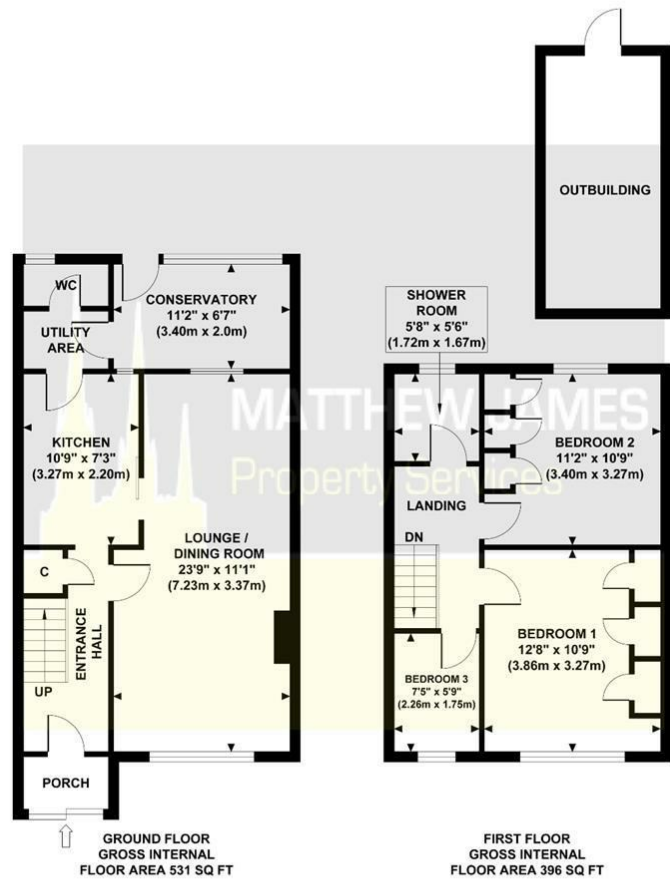


Brick Outbuilding



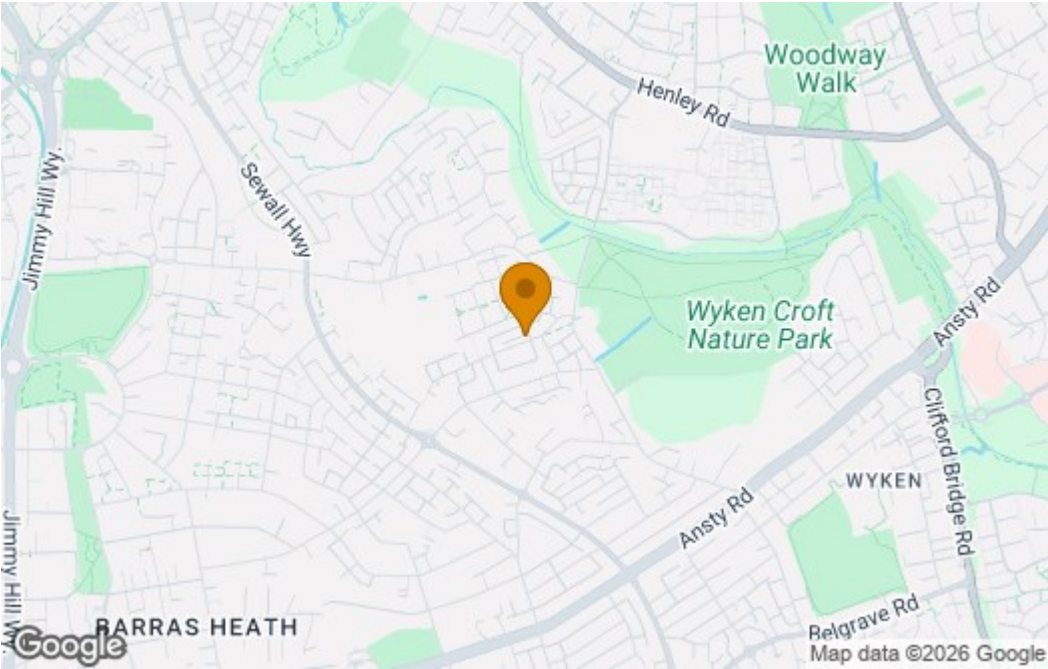
Floor Plan

78 ARMSCOTT ROAD
Approximate Gross Internal Area 927 sq ft / 86.12 sq m

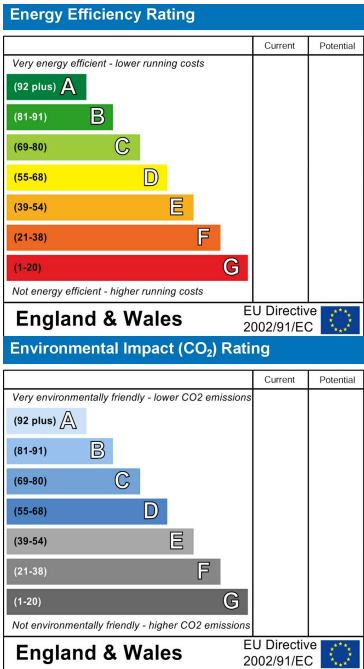


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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