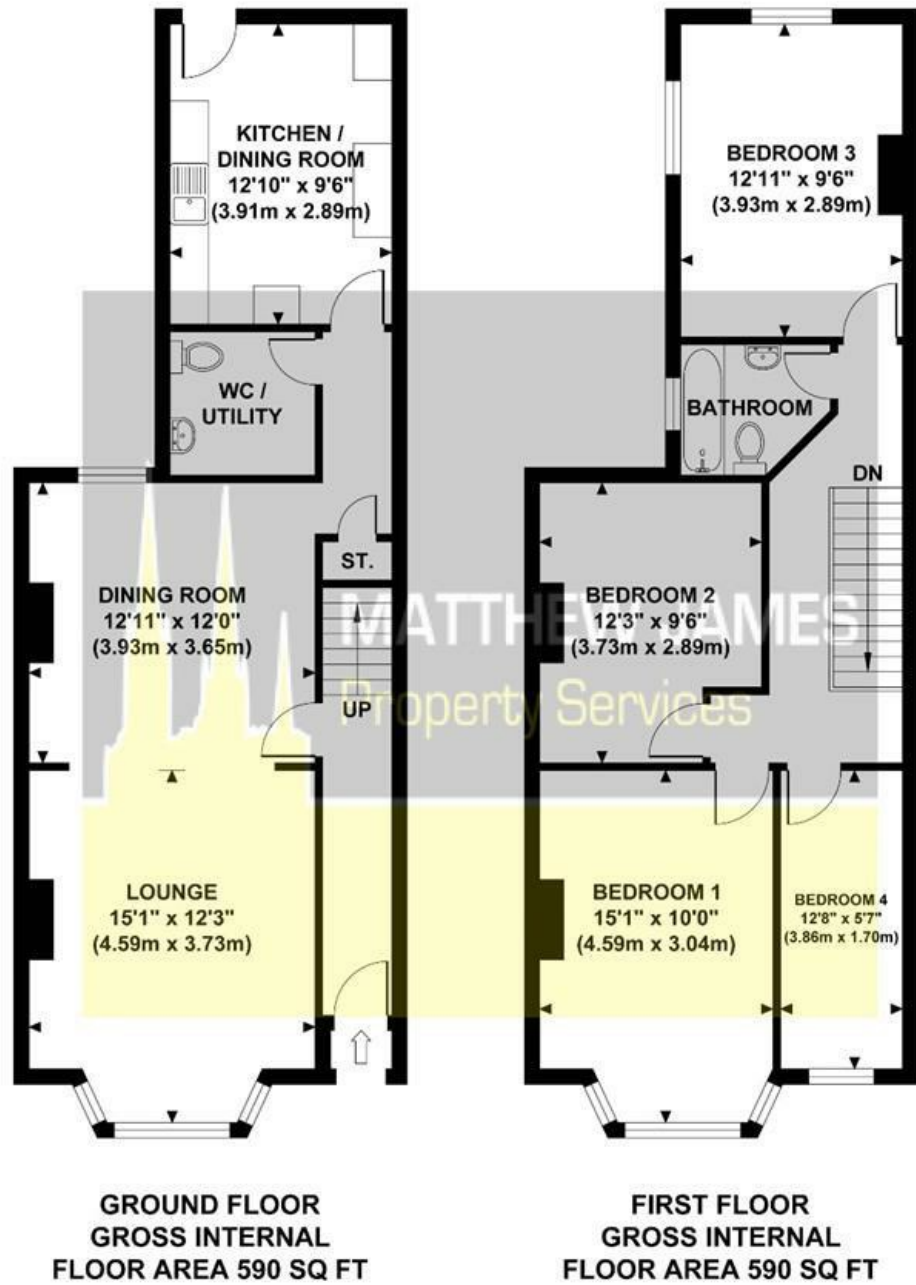


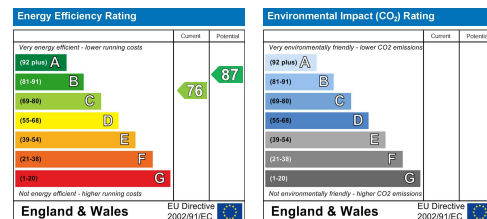
# MELVILLE ROAD

Approximate Gross Internal Area 1180 sq ft / 109.7 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.

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.



## 34 Melville Road Spon End, Coventry CV1 3AL

FOUR BEDROOMS... POTENTIAL (SUBJECT TO PLANNING) TO MAKE TWO SEPARATE FLATS... VACANT... NO UPWARD CHAIN... PVCU DOUBLE GLAZED... WORCESTER CENTRAL HEATING BOILER... CLOSE TO ALL AMENITIES... CLOSE TO CITY CENTRE... GREAT INVESTMENT PROPERTY... PERFECT AS A FAMILY HOME. Located within walking distance to Coventry City Centre and Alvis Retail Park, this property has so much potential to be a lovely family home or a great investment for those looking to expand their portfolio. Briefly comprising of front garden, entrance hallway, open lounge and dining room, ground floor cloakroom, kitchen dining room, four good sized bedrooms and a family bathroom on the first floor. Would very easily convert to two separate flats subject to the normal planning conditions. Does this sound like its your next family home or investment? Video available - call us now to discuss further.

Guide Price £220,000

### CONTACT INFORMATION

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**MATTHEW JAMES**  
Property Services

# 34 Melville Road

Spon End, Coventry CV1 3AL



- \*\* FOUR BEDROOMS \*\*
- \*\* GREAT POTENTIAL FOR TWO FLATS (SUBJECT TO PLANNING) \*\*
- \*\* CLOSE TO CITY CENTRE \*\*
- \*\* WORCESTER CENTRAL HEATING BOILER \*\*
- \*\* VACANT \*\*
- \*\* GREAT INVESTMENT PROPERTY \*\*
- \*\* CLOSE TO ALL AMENITIES \*\*
- \*\* NO UPWARD CHAIN \*\*
- \*\* PERFECT FAMILY HOME \*\*
- \*\* PVCU DOUBLE GLAZED \*\*



## Front Garden

## Entrance Hallway

## Living Room

15'1 x 12'3 (4.60m x 3.73m)

## Dining Room

12'11 x 12' (3.94m x 3.66m)

## Inner Hallway

## Ground Floor WC and Utility Room

6'2 x 5'6 (1.88m x 1.68m)

## Kitchen Dining Room

12'10 x 9'6 (3.91m x 2.90m)

## First Floor Landing

## Bedroom One

15'1 x 10' (4.60m x 3.05m)

## Bedroom Two

12'3 x 9'6 (3.73m x 2.90m)

## Bedroom Three

12'11 x 9'6 (3.94m x 2.90m)

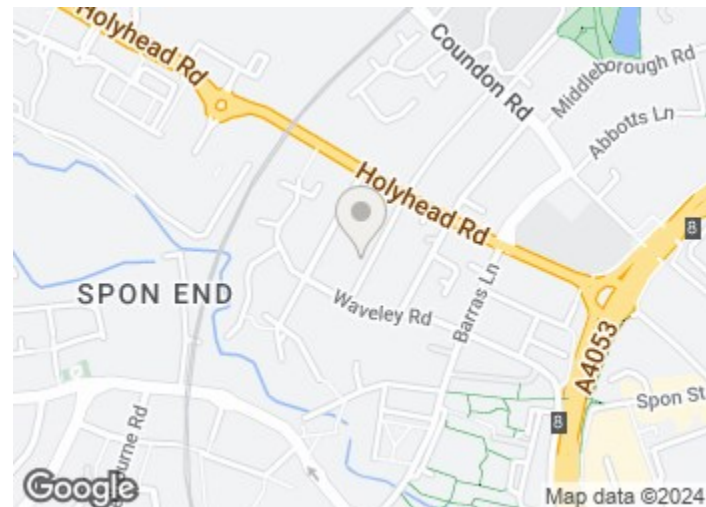
## Bedroom Four

12'8 x 5'7 (3.86m x 1.70m)

## Family Bathroom

6'5 x 5'7 (1.96m x 1.70m)

## Rear Garden



## Directions

