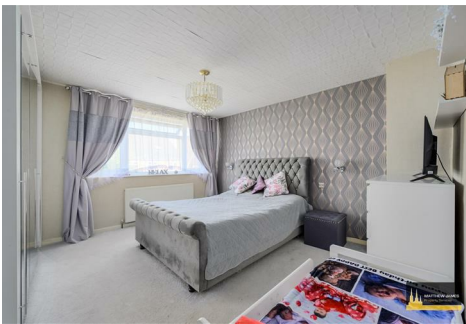




# MATTHEW JAMES

## Property Services



## 84 Branstree Drive, Coventry, CV6 6GU

### Offers Over £175,000

TWO DOUBLE BEDROOMS... QUIET CUL-DE-SAC LOCATION... MODERN LIVING... OPEN KITCHEN... PERFECT FOR THE FIRST TIME BUYER... GREAT INVESTMENT OPPORTUNITY... END OF TERRACE... CLOSE TO ALL AMENITIES. Located in the heart of Holbrooks, Coventry, this lovely two bedroom property really does need to be viewed to appreciate everything that is being offered for sale. For those that are looking for no work to do, this would be perfect. Perfectly suited for first-time buyers or the savvy investor, this well-presented end-of-terrace home offers comfortable, modern living in a sought-after location. Step inside to find an open style kitchen, spacious lounge dining room - ideal for everyday living and entertaining. Go upstairs to find two double bedrooms and a modern family bathroom with jacuzzi bath - a sleek, stylish and relaxing space to unwind. Outside, enjoy a private rear garden, perfect for summer barbecues or a peaceful retreat. This low-maintenance outdoor space offers room to relax, play, or even extend (subject to local planning). With generous room sizes, a practical layout, and a move-in ready finish, this property represents an excellent opportunity to step onto the property ladder or add to your rental portfolio. Call us now to book your viewing.



## Front Garden



Having hedged border with raised planted beds and pathway that leads to the side elevation with pedestrian gate that leads to the rear garden area and through the front door leads to the:

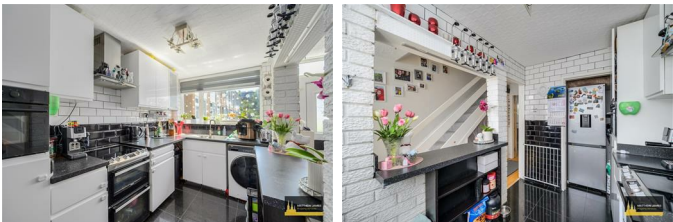
## Entrance Hallway



Having stairs that lead off to the first floor, under stairs storage, further storage cupboard and doors that lead off to:

## Kitchen

10'10 x 6'8 (3.30m x 2.03m)



Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, space for a stand alone cooker with extractor over, space and plumbing for washing machine, pantry perfect for the upright fridge freezer and wall mounted central heating boiler, open breakfast bar and tiling to all splash prone areas.

## Lounge Dining Room

18'7 x 12'7 (5.66m x 3.84m)



Having PVCu double glazed sliding patio doors with picture window to the side, feature fireplace with inset electric fireplace with hearth, mantle and surround and solid wooden flooring.

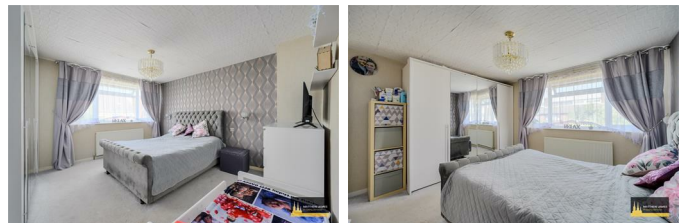
## First Floor Landing



Having balustrade, built-in shelving, airing cupboard and doors leading off to:

## Bedroom One

12'9 x 11' (3.89m x 3.35m)



Having a PVCu double glazed window to the rear elevation.

## Bedroom Two

13'0 max x 12'7 (3.96m max x 3.84m)



Having a PVCu double glazed window to the front elevation and built-in cupboard also housing the access to the loft area which is fully insulated and boarded.

## Family Bathroom

7'9 x 5'8 (2.36m x 1.73m)



Being of modern design, panel jacuzzi bath with shower over, floating WC, larger than average vanity basdin, built-in illuminated shelving, heated towel rail and modern tiling to all four walls.

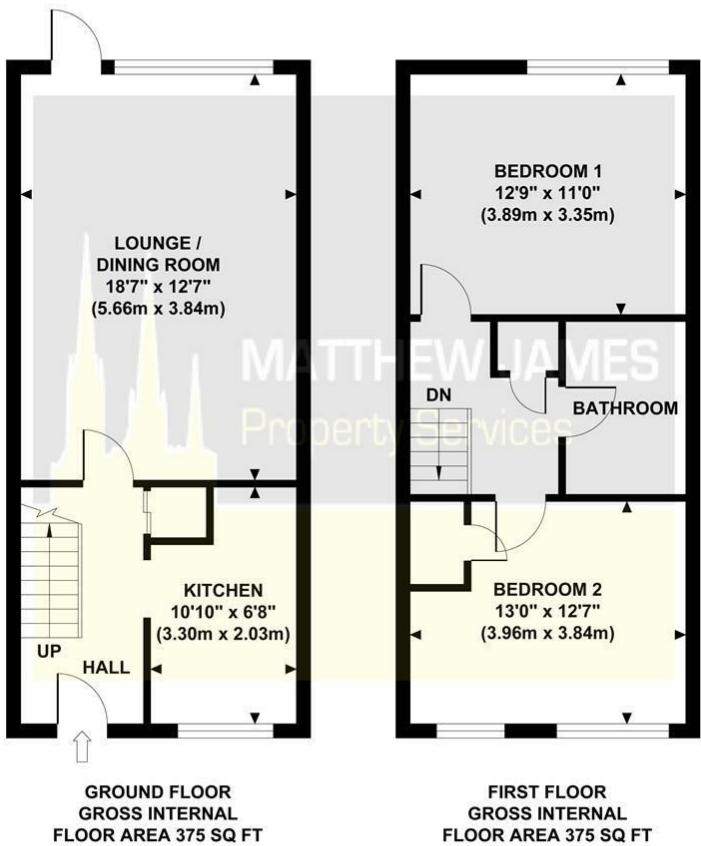
## Rear Garden



Having a decked patio area, laid mainly to lawn with fenced perimeter and access to the front elevation via a timber gate.

Floor Plan

BRANSTREE DRIVE  
Approximate Gross Internal Area  
750 sq ft / 69.67 sq m

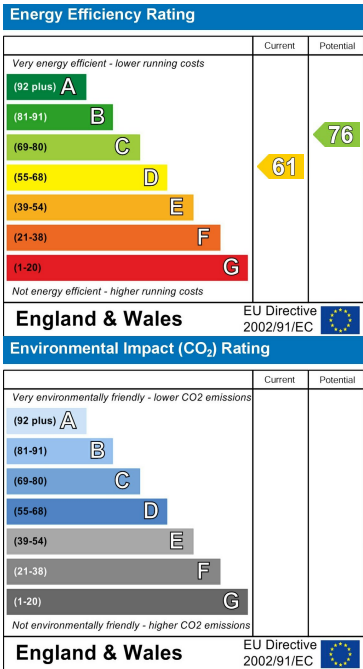


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter