



## **14 Boar Croft, Coventry, CV4 9SJ** **Offers Over £160,000**

\*\*\*Attention first time buyers, investors or anyone looking to downsize, this fantastic opportunity is not to be missed.\*\*\* Spacious mid-terrace property with two double bedrooms, vacant and offered for sale with NO CHAIN! Located in the sought after residential area of Tile Hill, nestled within a quiet cul-de-sac with excellent public transport links, and surrounded by local amenities. This much loved family home needs to be viewed to appreciate what is being offered for sale with even more further potential to create your own ideal home.

The property boasts storm porch, inner lobby with ample storage cupboards, kitchen/dining with plenty of kitchen cupboards, space for all electrical appliances and a dining table, door out to the rear garden. Cosy living room with feature fireplace and wide sliding patio doors. Upstairs family shower room, generous sized double bedroom having built in wardrobe and further double bedroom with two built in wardrobes. The front garden is surrounded by hedge with a path leading to the property. Good size rear garden with large patio area for seating, laid lawn and shed at the rear. The property also benefits from having PVCu double glazing and gas central heating.

VACANT and having NO UPWARD CHAIN - Avoid missing out on this opportunity, contact us to book your viewing today!

## Front Garden



## Storm Porch



## Inner Hallway

### Living Room

13'11" x 11'6" (4.24m x 3.51m )



### Kitchen/Dining

10'10" x 9'4" (3.30m x 2.84m )



## Inner Lobby



## First Floor Landing

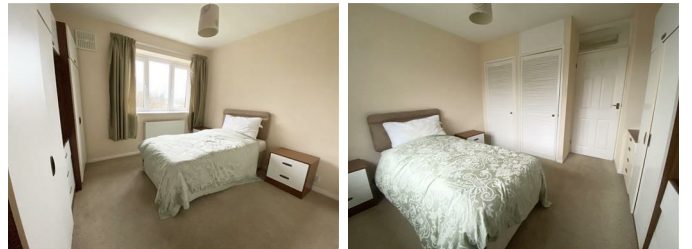
### Bedroom One

14'1" x 10'1" (4.29m x 3.07m )



### Bedroom Two

11' x 10'11" (3.35m x 3.33m)



## Shower Room

5'11 x 5'5 (1.80m x 1.65m )



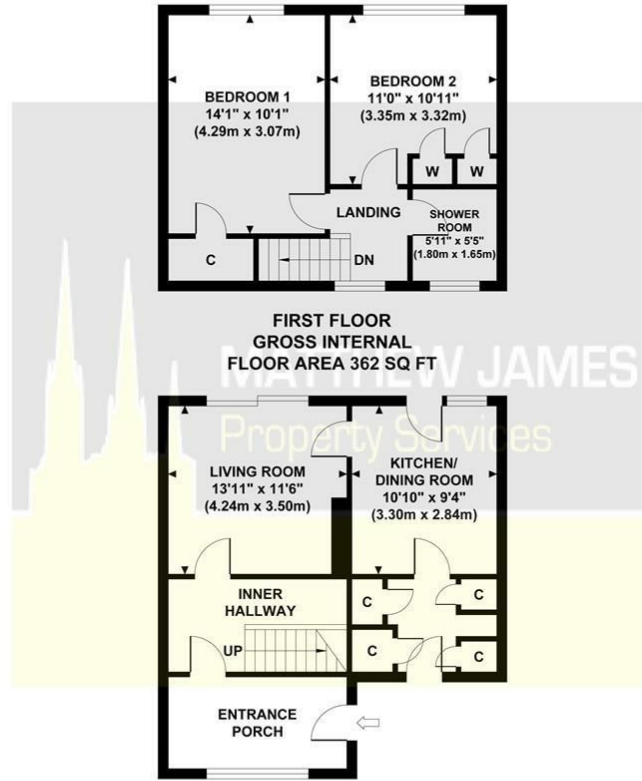
## Rear Garden



# Floor Plan

## BOAR CROFT

Approximate Gross Internal Area 796 sq ft / 73.90 sq m

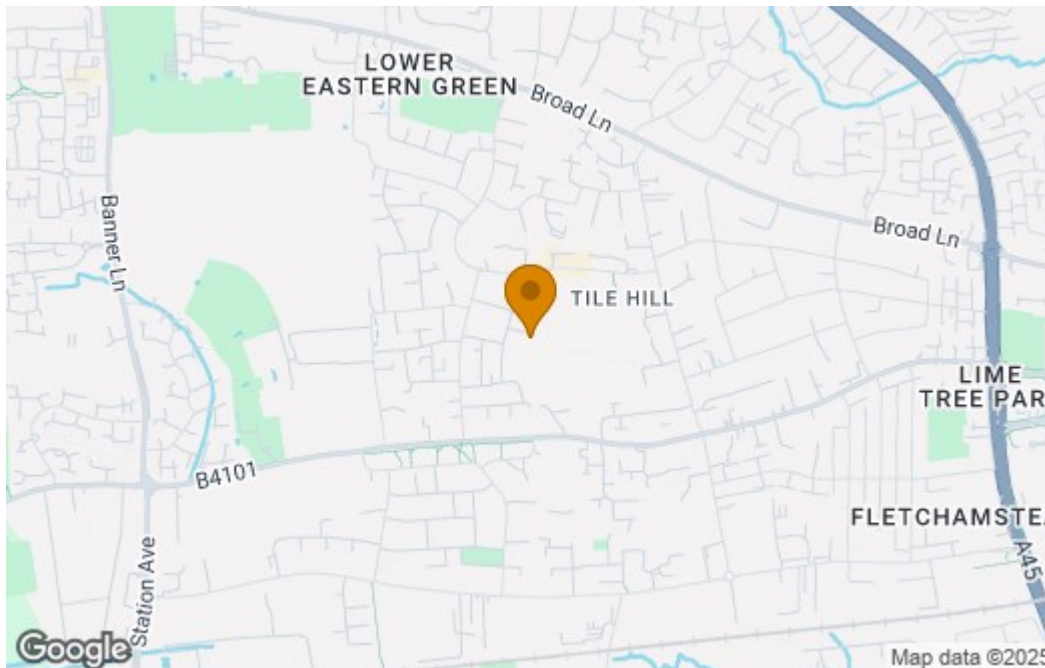


**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 362 SQ FT

**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 434 SQ FT

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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