

**27 Durbar Avenue, Coventry, CV6 5LW**  
**Offers Over £180,000**

THREE / FOUR BEDROOMS... VACANT... NO UPWARD CHAIN... EXTENDED GROUND FLOOR WETROOM... FURTHER GROUND FLOOR WC... KITCHEN DINING ROOM... MID TERRACE... CLOSE TO ALL AMENITIES. Located in Foleshill, this three / four bedroom property needs to be viewed to appreciate the potential and what this property has to offer. Having two reception rooms with wet room and WC off one of them (which could potentially be a further bedroom), kitchen dining room, further WC on the ground floor, three bedrooms and a family bathroom to the first floor, PVCu double glazing and gas central heating. The property also benefits from being VACANT and having NO UPWARD CHAIN so would be perfect for the first time buyer or those looking to add to their property portfolio. In need of a little updating in places but nothing that doesn't detract from what is being offered. Sound like your next family home or your next investment? Its vacant - why not give us a call to book your viewing!

### **Front Garden**

Having walled and fenced foregarden and step up into the:

### **Storm Porch**

With further door that leads to the:

### **Entrance Hallway**

Having under stairs storage cupboard, stairs off to the first floor and doors leading off to:

### **Living Room**

13'4 x 12'1 (4.06m x 3.68m)

Having a stone bay to the front elevation.

### **Dining Room / Bedroom Four**

11'11 x 11' (3.63m x 3.35m)

Having a PVCu double glazed window to the rear elevation and sliding door that leads to the:

### **Wetroom / WC**

6' x 5'5 (1.83m x 1.65m)

Having a PVCu double obscure glazed window to the rear elevation, low level flush WC, wash hand basin, extractor and tiling to all splash prone areas.

### **Kitchen Dining Room**

18'2 x 7'10 (5.54m x 2.39m)

Having two PVCu double glazed windows to the side elevation, a range of wall, base and drawer units with roll top worksurface over, under stairs cupboard, seating area and opening to the:

### **Inner Lobby**

Having a PVCu double glazed window to the rear, obscure glazed door that leads to the rear garden area and further door that leads to the:

### **Ground Floor WC**

6'5 x 4'0 (1.96m x 1.22m)

Having a PVCu double glazed window to the rear and low level flush WC, wash hand basin and space and plumbing for a washing machine.

### **First Floor Landing**

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

### **Bedroom One**

11'10 x 11' (3.61m x 3.35m)

Having a PVCu double glazed window to the front elevation.

### **Bedroom Two**

11'6 x 10'2 (3.51m x 3.10m)

Having a PVCu double glazed window to the rear elevation and wall mounted central heating boiler.

### **Bedroom Three**

8'8 x 7'6 (2.64m x 2.29m)

Having a PVCu double glazed window to the front elevation.

### **Family Bathroom**

6'5 x 6'4 (1.96m x 1.93m)

Having a PVCu double glazed obscure window to the rear elevation, panel bath, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

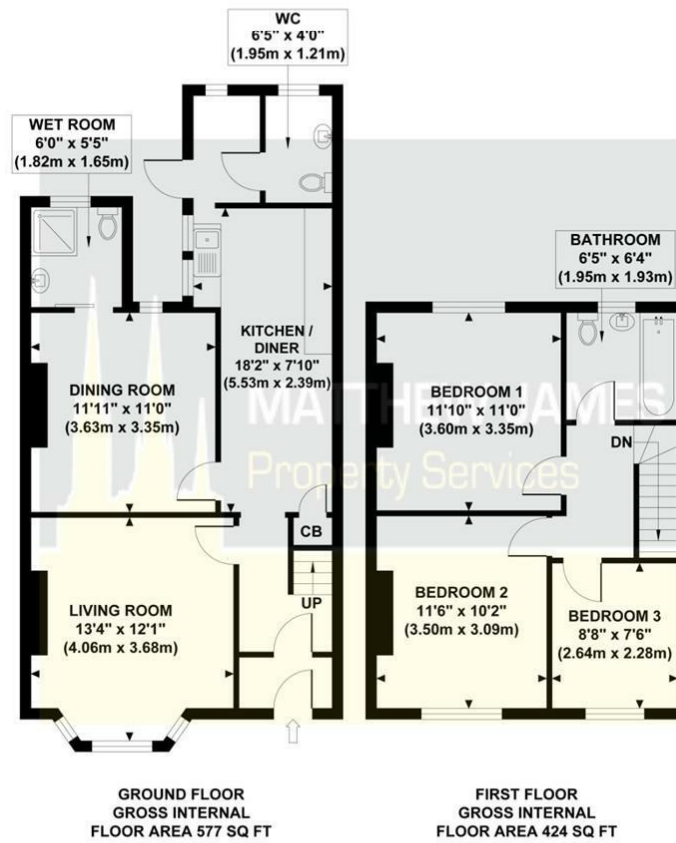
### **Rear Garden**

Having walled fore garden with pedestrian gate to the rear.

# Floor Plan

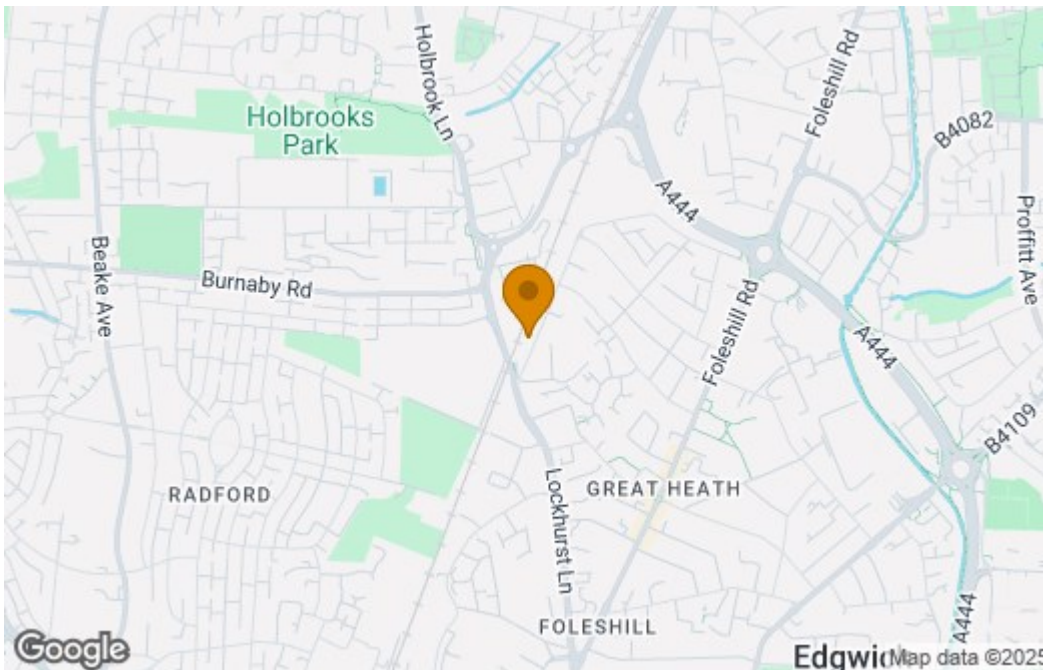
## DURBAR AVENUE

Approximate Gross Internal Area 1001 sq ft / 93.0 sq m

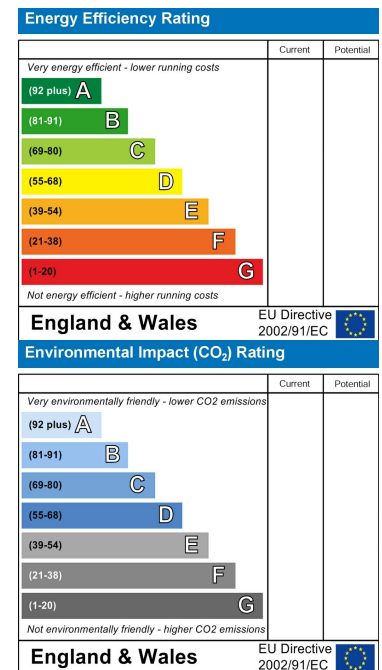


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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