

MATTHEW JAMES

Property Services



11 Matlock Road, Coventry, CV1 4JR

£124,995

TWO / THREE BEDROOMS... GREAT LOCATION IN FOLESHILL... VACANT WITH NO UPWARD CHAIN... PERFECT FAMILY HOME OR ADDITION TO A RENTAL PORTFOLIO. Having two / three bedrooms (with the third bedroom being on the ground floor), further reception room, kitchen and white suite bathroom on the ground floor and two further bedrooms to the second floor. Currently VACANT with NO UPWARD CHAIN, this property needs to be viewed to appreciate what is being offered for sale. A great property for a first time buyer, family home or an addition to your rental portfolio. Call us now to book your immediate viewing on 02477 170170!

Front Garden

Having walled fore garden and access through the front door into the:

Entrance Hallway

Having stairs off to the first floor and door leading off to:

Reception Room One / Bedroom Three

11'5 x 8'2 (3.48m x 2.49m)

Having a PVCu double glazed window to the front elevation and fireplace with hearth.

Reception Room Two

13'1 x 11'10 (3.99m x 3.61m)

Having a PVCu double glazed window to the rear elevation, under stairs storage cupboard, fireplace and door leading to the:

Kitchen

11'3 x 6'4 (3.43m x 1.93m)

Having a PVCu double glazed window to the side elevation, a range or wall, base and drawer units with roll top work surface over, space for an under counter fridge and freezer, space and plumbing for a washing machine and doorway that leads to the:

Inner Lobby

Having PVCu double obscure glazed door that leads to the side and rear elevations, space and plumbing for a washing machine and door that leads to the:

Family Bathroom

5'4 x 5'4 (1.63m x 1.63m)

Having a PVCu double obscure glazed window to the side elevation, a modern, newly fitted suite comprising of panel bath with shower over, low level flush WC, wash hand basin and tiling to all splash prone areas.

First Floor Landing

Having door leading off to:

Bedroom One

11'9 x 11'7 (3.58m x 3.53m)

Having a PVCu double glazed window to the front elevation.

Bedroom Two

12'8 x 11'7 (3.86m x 3.53m)

Having a PVCu double glazed window to the rear elevation and over stairs built-in storage cupboard..

Rear Garden

Having a paved patio area, fenced borders and mainly laid to lawn. There is also pedestrian access to the side elevation.

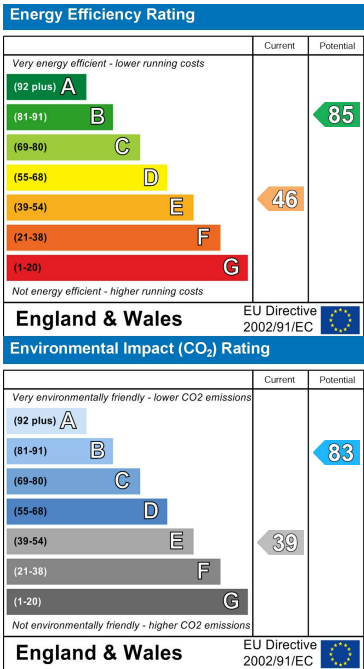
Floor Plan



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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