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# 48 Deerdale Way, Coventry, CV3 2EQ
# Offers Over £190,000

TWO DOUBLE BEDROOMS... MID TERRACE... VACANT... NO UPWARD CHAIN... KITCHEN DINING ROOM... GARAGE EN-BLOC... GAS CENTRAL HEATING... PVCU DOUBLE GLAZING... PERFECT FOR THE FIRST TIME BUYER... LOOKING FOR A NEW INVESTMENT PROPERTY? Located in the heart of Binley, this lovely mid-terrace house on Deerdale Way presents an excellent opportunity for both first-time buyers and those looking to add to their property portfolio. The property is currently VACANT and boasts NO UPWARD CHAIN, allowing for a smooth and swift transition into your new home.

Upon entering, you will find a welcoming living room that leads seamlessly into a kitchen dining room, perfect for entertaining guests or enjoying family meals. The property features two generously sized double bedrooms, providing ample space for relaxation and rest and the contemporary bathroom is well-appointed, ensuring comfort and convenience.

Additional highlights include gas central heating and PVCu double glazing, which contribute to energy efficiency and a cosy atmosphere throughout the year. For those with vehicles, there is a garage en-bloc to the rear, offering extra storage or secure parking options.

Situated close to local shops and amenities, this property is ideally located for easy access to everyday necessities. Whether you are looking to invest or seeking your first home, this delightful residence on Deerdale Way is a must-see. Don't miss the chance to make this lovely house your own. We have the keys - call us now to book your viewing!

## Front Garden



Laid mainly to lawn with planted beds and paved pathway that leads to the:

**Storm Porch**
Having sliding doors and being of brick built design with a further timber door that leads into the:

**Entrance Hallway**
Having stairs off to the first floor and door leading into the:

**Living Room**
12'10 x 12'3 (3.91m x 3.73m)




Having a PVCu double glazed window to the front elevation, fireplace with hearth, mantle and surround, under stairs storage cupboard and door that leads to the:

**Kitchen Dining Room**
15'11 x 8'11 (4.85m x 2.72m)






Having two PVCu double glazed windows to the rear elevation, double obscure glazed feature door that leads to the rear garden, built-in pantry cupboard, a rnage of wall, base and drawer units with roll top work surface over, space for a cooker, space and plumbing for a washing machine, ample space for a dining table and seating and tiling to all splash prone areas.

## First Floor Landing



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

**Bedroom One**
12'11 x 10'5 (3.94m x 3.18m)




Having a PVCu double glazed window to the front elevation and built-in storage cupboard to the one wall.

**Bedroom Two**
10'10 x 8'10 (3.30m x 2.69m)




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

**Family Bathroom**
6'7 x 5'6 (2.01m x 1.68m)




Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, vanity style wash hand basin with storage beneath and built-in WC. There is also tiling to all four walls.

**Rear Garden**



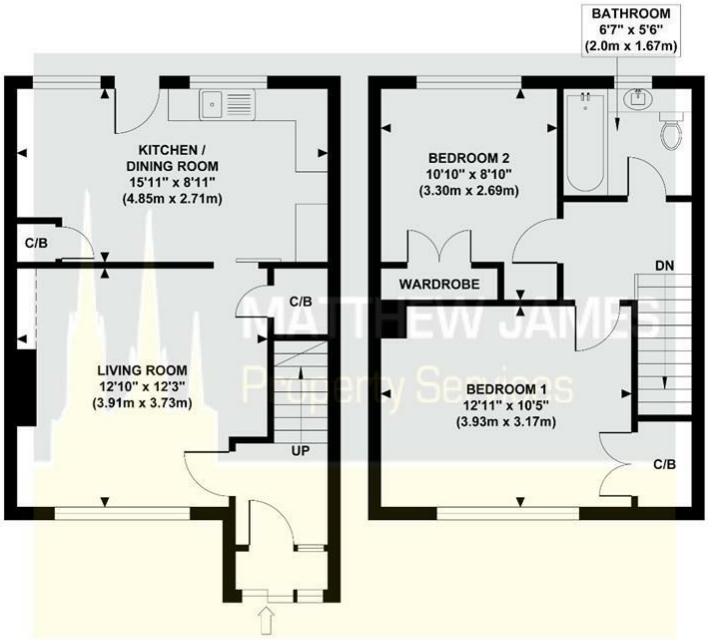

Having a paved patio area, fenced perimeter with planted beds, mainly laid to lawn and paved pathway leads to a rear pedestrian gate that leads to the side elevation and the

**Garage En-bloc**
(Not Measured) Having up and over door.

## Floor Plan

# 48 DEERDALE WAY

Approximate Gross Internal Area
703 sq ft / 65.30 sq m

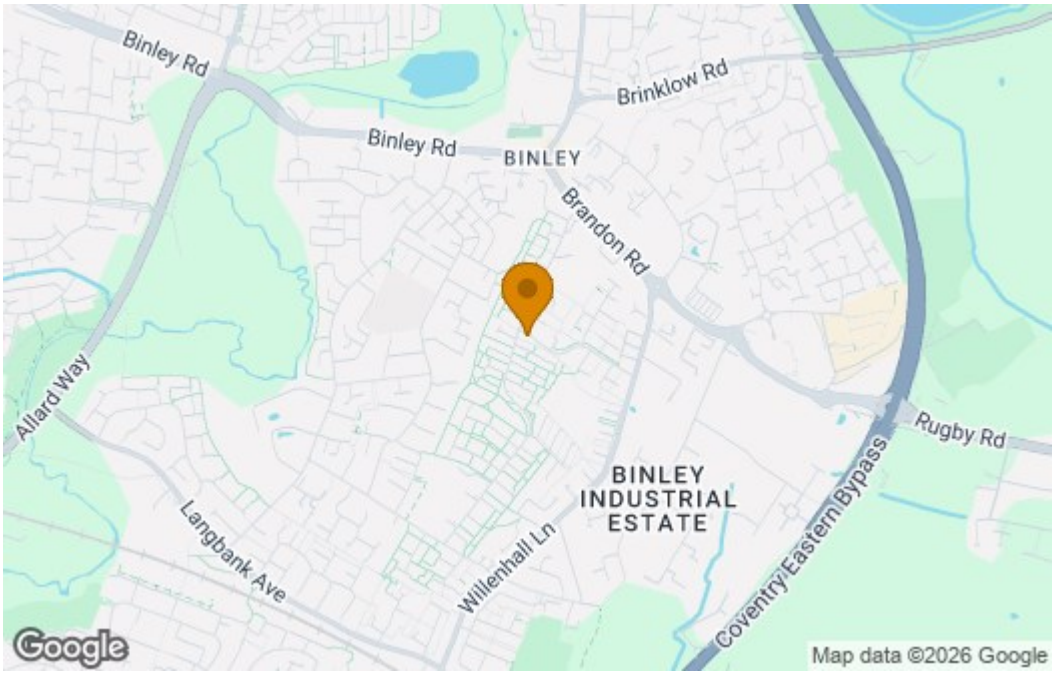



**GROUND FLOOR**
**GROSS INTERNAL**
**FLOOR AREA 362 SQ FT**

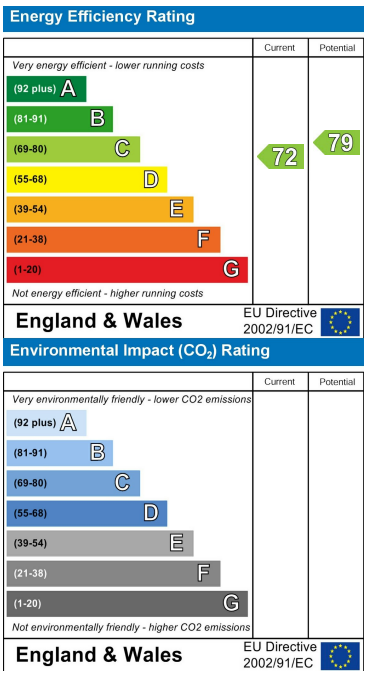
**FIRST FLOOR**
**GROSS INTERNAL**
**FLOOR AREA 341 SQ FT**

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




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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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