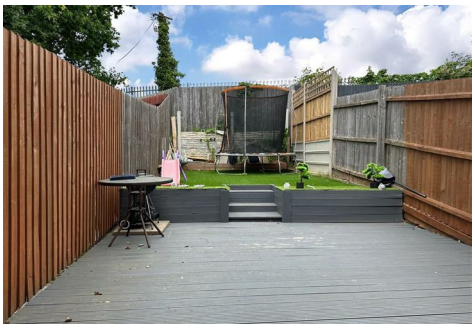
MATTHEW JAMES
Property Services



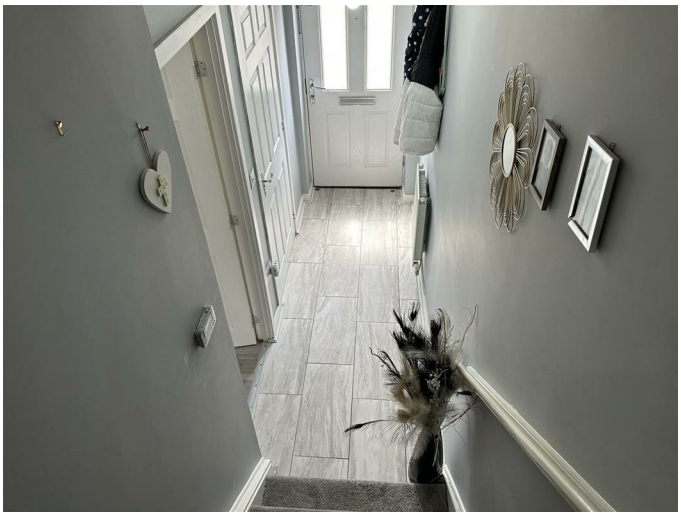
11 Courtelle Road, Coventry, CV6 5FH
£210,000

TWO DOUBLE BEDROOMS... OFF ROAD PARKING FOR TWO CARS... KITCHEN DINING ROOM... GREAT LOCATION... FREEHOLD UPON COMPLETION... PERFECT FOR THE FIRST TIME BUYER... MID TERRACED... GOOD INVESTMENT PROPERTY... CLOSE TO AMENITIES... GROUND FLOOR CLOAKROOM... Located on the sought after Paragon Park development, you really do need to view this lovely mid terraced property that is still under warranty. The property will be FREEHOLD upon completion at no cost to the buyer. Briefly comprising of two off road allocated parking spaces, entrance hallway, ground floor cloak room, reception room, kitchen dining room, two double bedrooms, family bathroom, maintenance free rear garden, gas central heating and PVCu double glazing all round. If this sounds like your next or first home or maybe your an investor looking for your next property to add to your portfolio, call us now to book your immediate viewing!

Front Garden

Maintenance freed and having a step that leads through the front door into the:

Entrance Hallway



Having stairs that lead off to the first floor and doors that lead to the:

Ground Floor WC

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

Lounge
15'2 x 9'4 (4.62m x 2.84m)

Having a PVCu doubl glazed window to the front elevation, under stairs storage and door that leads to the:

Kitchen Dining Room
12'7 x 7'9 (3.84m x 2.36m)

Having a PVCu double glazed window to the rear elevation, PVCu double glazed French doors to the garden area, a range of white gloss wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, oven with four ring gas hob and extractor over and tiling to all splash prone areas.

First Floor Landing

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

Bedroom One
12'7 x 8'6 (3.84m x 2.59m)

Having two PVCu double glazed windows to the front elevation and over stairs storage.

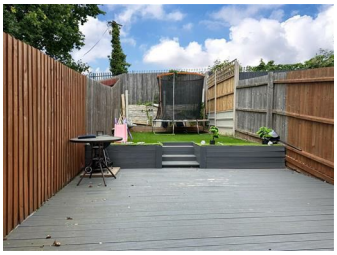
Bedroom Two
12'7 x 8'2 (3.84m x 2.49m)

Having a PVCu double glazed window to the rear elevation.

Family Bathroom
6'3 x 5'6 (1.91m x 1.68m)

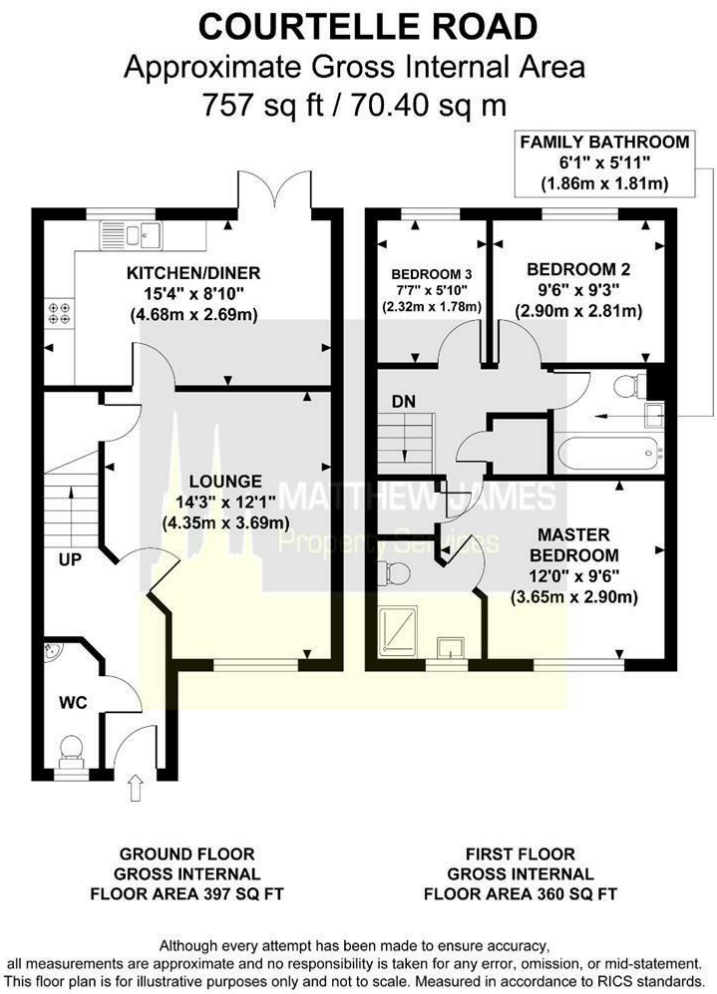
Having a panel bath with shower attachment over, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

Rear Garden



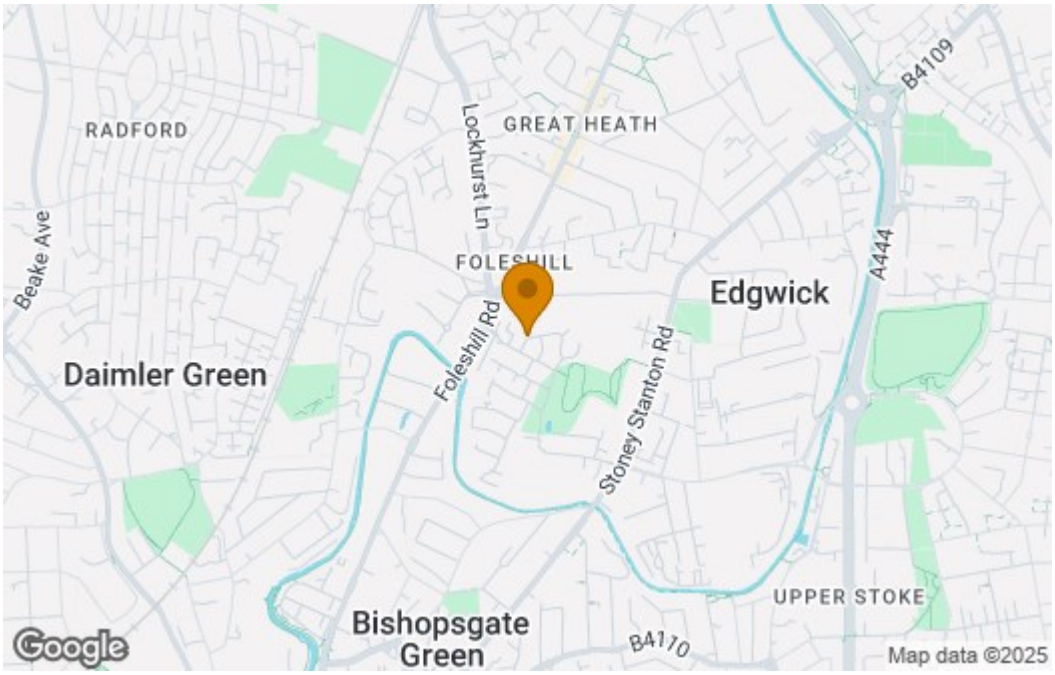
Having a decked patio area, raised artificial grass area, fenced perimeter and pedestrian gate to the side that leads to the allocated parking area.

Floor Plan

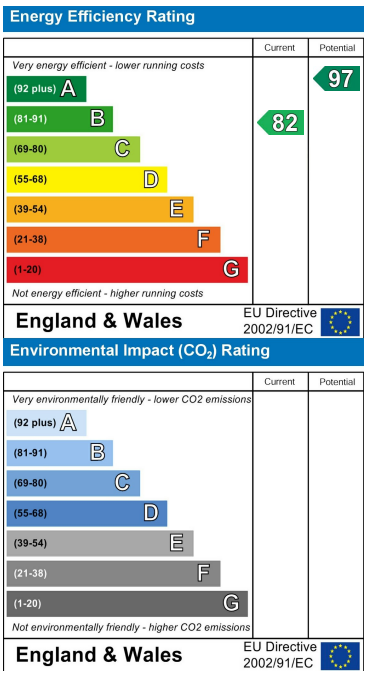


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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