



# MATTHEW JAMES

## Property Services



## 71-73 Bulwer Road

### Radford, Coventry, CV6 3AJ

A Fantastic Opportunity to Purchase a Substantial, Residential Property with Commercial Space. Located on a prominent position, in the very residential area of Radford, Coventry. Bustling with great schools and local facilities, it's a thriving community.

This property offers great potential with many options to suit the new owner - better still it's being offered on a VACANT & FREEHOLD basis. The generous commercial space has its own front entrance and adjoins the living accommodation. Currently kitted out with storage to include shelving, refrigeration and freezer units and secure storage, which can be included in the agreed sale price. (Please note that stock can also be considered separately).

The living accommodation is accessed directly through the commercial space but does also have a separate rear entrance too. On the ground floor, you'll find a generous lounge / dining room with French doors that lead out into the courtyard style rear garden area. There is also a shower room, kitchen and integral garage / store room. Head upstairs to the first floor where the property is complemented with three double sized bedrooms and the family bathroom.

## Offers Over £299,999

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- A Very Rare Opportunity to Purchase Freehold in a Prime Residential Location
- Three Double Bedrooms
- Lower Room & First Floor Family
- Prime Residential Location
- Garage / Storage
- Fixtures & Fittings Included
- Spacious Living Accommodation
- Flexible Commercial Space

## GROUND FLOOR

### Commercial Space

22'11" x 27'6" (7 x 8.4)

### Garage / Store Room

9'6" x 15'8" (2.9 x 4.8)

### Lounge / Dining Room

15'1" x 18'8" (4.6 x 5.7)

### Kitchen

9'1" x 9'10" (2.78 x 3)

### Downstairs Shower Room

3'3" x 9'3" (1 x 2.82)

## FIRST FLOOR

### Bedroom One

10'4" x 13'4" (3.17 x 4.08)

### Bedroom Two

10'2" x 12'5" (3.1 x 3.8)

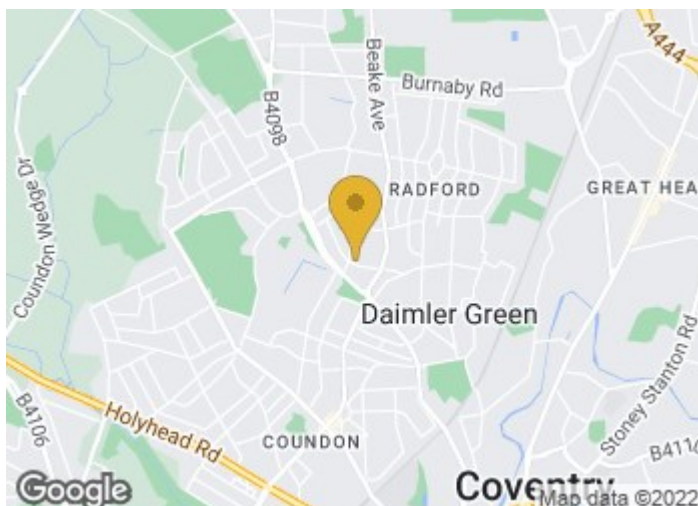
### Bedroom Three

12'5" x 8'4" (3.8 x 2.56)

### Family Bathroom

8'0" x 6'5" (2.45 x 1.97)

## OUTSIDE



[Directions](#)

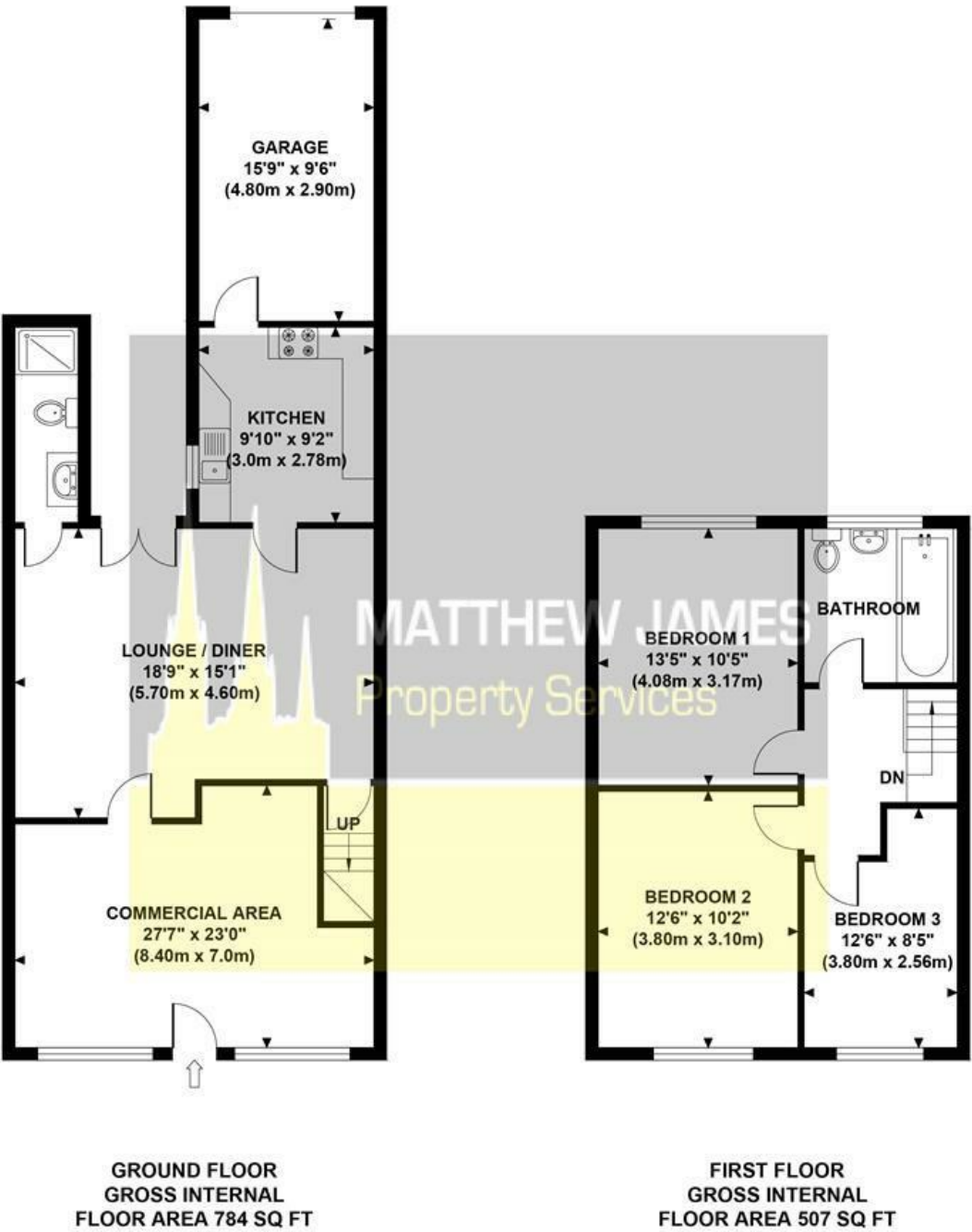






# BULWER ROAD

Approximate Gross Internal Area 1291 sq ft / 119.80 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.

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.

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

## CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter