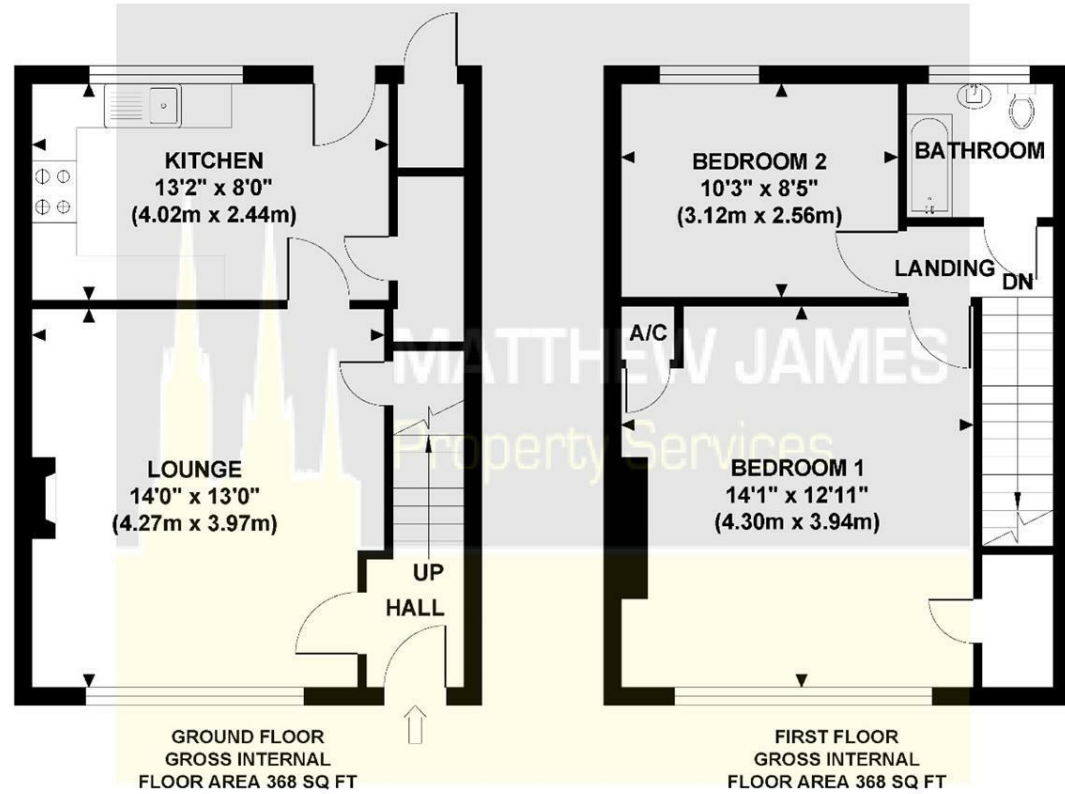


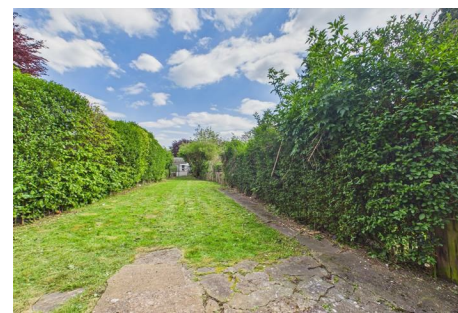


**52 LAWRENCE SAUNDERS ROAD**

Approximate Gross Internal Area 736 sq ft / 68.30 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.



**52 Lawrence Saunders Road**  
Radford, Coventry CV6 1HH

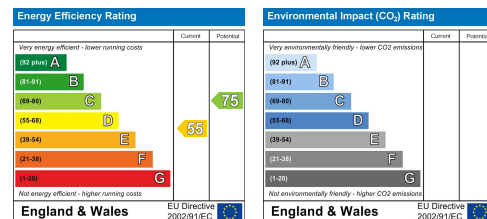
\*\*\*NO CHAIN, IDEAL FIRST TIME BUYERS PROPERTY OR GREAT INVESTMENT OPPORTUNITY\*\*\*

A fantastic opportunity to purchase this two-bedroom semi-detached home located in the ever-popular Radford area of Coventry. Offered with no onward chain, the property is ideal for first-time buyers or savvy investors looking for a strong rental location close to local schools, amenities, and excellent links into Coventry City Centre.

The accommodation comprises an entrance hall, a spacious lounge with feature fireplace, a modern refitted breakfast kitchen with sleek white units, space for all appliances and a generous under-stairs storage cupboard. Upstairs offers a contemporary bathroom and two double bedrooms, with the master benefiting from a built-in wardrobe and separate cupboard.

Outside, the property enjoys a front garden and a delightful rear garden with a patio area, lawn, and an outside W.C. Side gated access leads conveniently back to the front of the home. The property also

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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**Offers Over £160,000**

# 52 Lawrence Saunders Road

Radford, Coventry CV6 1HH



- \*VACANT & NO CHAIN\*
- \*TWO DOUBLE BEDROOMS\*
- \*GOOD SIZE LIVING ROOM\*
- \*CONVENIENT ACCESS TO THE CITY CENTRE\*
- \*FANTASTIC FIRST TIME BUY\*
- \*RE-FITTED MODERN KITCHEN\*
- \*SEMI- DETACHED\*
- \*GREAT INVESTMENT PROPERTY\*
- \*MODERN BATHROOM\*
- \*CLOSE TO LOCAL SCHOOLS & AMENITIES\*



## Approach/ Front Garden

## Entrance Hallway

## Lounge

14'0 x 13'0 (4.27m x 3.96m)

## Kitchen

13'2 x 8'0 (4.01m x 2.44m)

## Upstairs Landing

## Bedroom One

14'1 x 12'11 (4.29m x 3.94m)

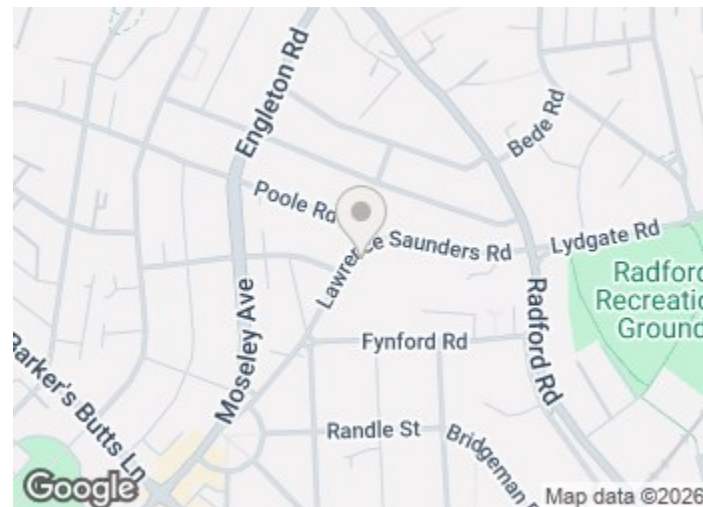
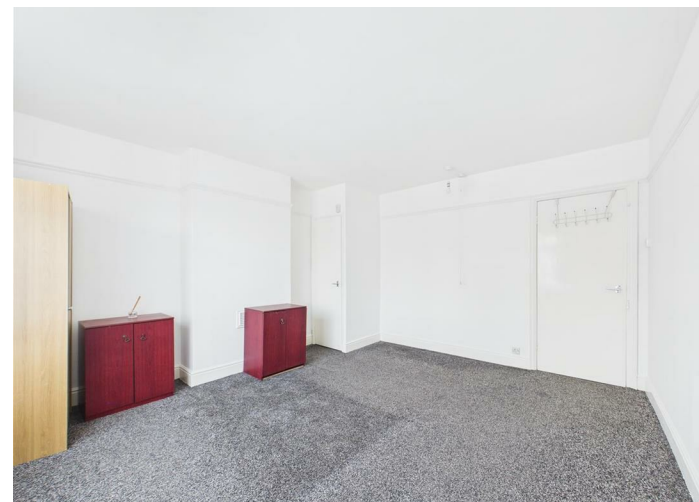
## Bedroom Two

10'3 x 8'5 (3.12m x 2.57m)

## Bathroom

## Rear Garden

## Outside W,C



## Directions

