



MATTHEW JAMES
Property Services



18 Congleton Close, Coventry, CV6 6LH
O.I.R.O £115,000

ONE DOUBLE BEDROOM WITH BUILT-IN WARDROBE... VACANT... NO UPWARD CHAIN... LIVING ROOM... SEPARATE KITCHEN... FAMILY BATHROOM WITH SHOWER OVER BATH... TWO ALLOCATED PARKING SPACES... ALL READY TO GO... PERFECT FOR INVESTMENT OR THE FIRST TIME BUYER. Located in the heart of Holbrooks, this lovely one double bedroom property needs to be viewed to appreciate what is being offered for sale. Briefly comprising of two allocated parking spaces, living room, modern kitchen, one double bedroom with integrated storage and family bathroom with shower over a bath. Having the added benefit of being vacant with no upward chain, it would be perfect for those that are looking to downsize, the first time buyer or those looking to add to their property portfolio. Call us now to book your viewing!

Front Garden

Being lawned with walled fore-garden, storage cupboard and front door that leads to the:

Entrance Porch

With further door that leads to the:

Living Room

13'2 x 11'8 (4.01m x 3.56m)

Having a PVCu double glazed window to the front elevation, stairs that lead off to the front elevation and door that leads to the:

Kitchen

13'2 x 5 (4.01m x 1.52m)

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for an under counter fridge and freezer, space and plumbing for a washing machine and tiling to all splash prone areas.

First Floor Landing

Having built-in wardrobes to the one wall and doors leading off to:

Bedroom

10'5 x 10' (3.18m x 3.05m)

Having a PVCu double glazed window to the front elevation with built-in wardrobes to the one wall.

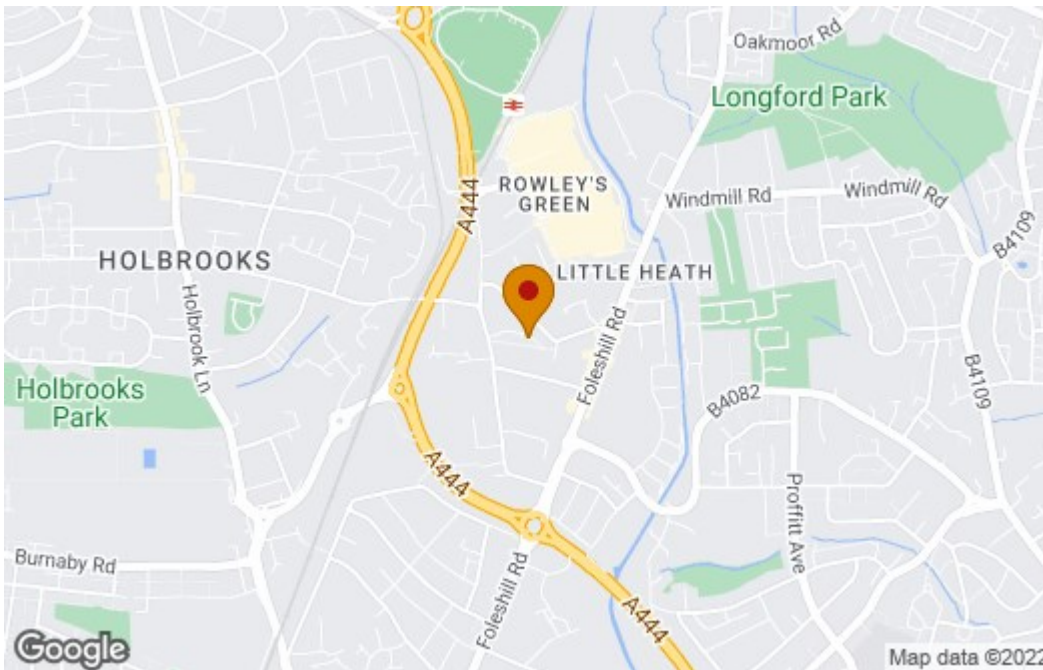
Family Bathroom

7' x 6'3 (2.13m x 1.91m)

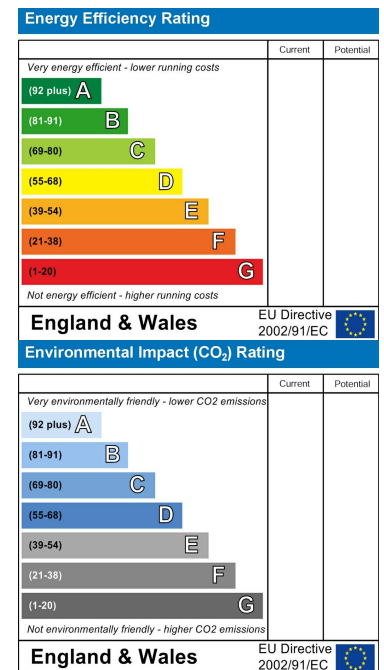
Having a PVCu double obscure glazed window to the front elevation, panel bath with shower over, low level flush WC, wash hand basin and tiling to all splash prone areas.

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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