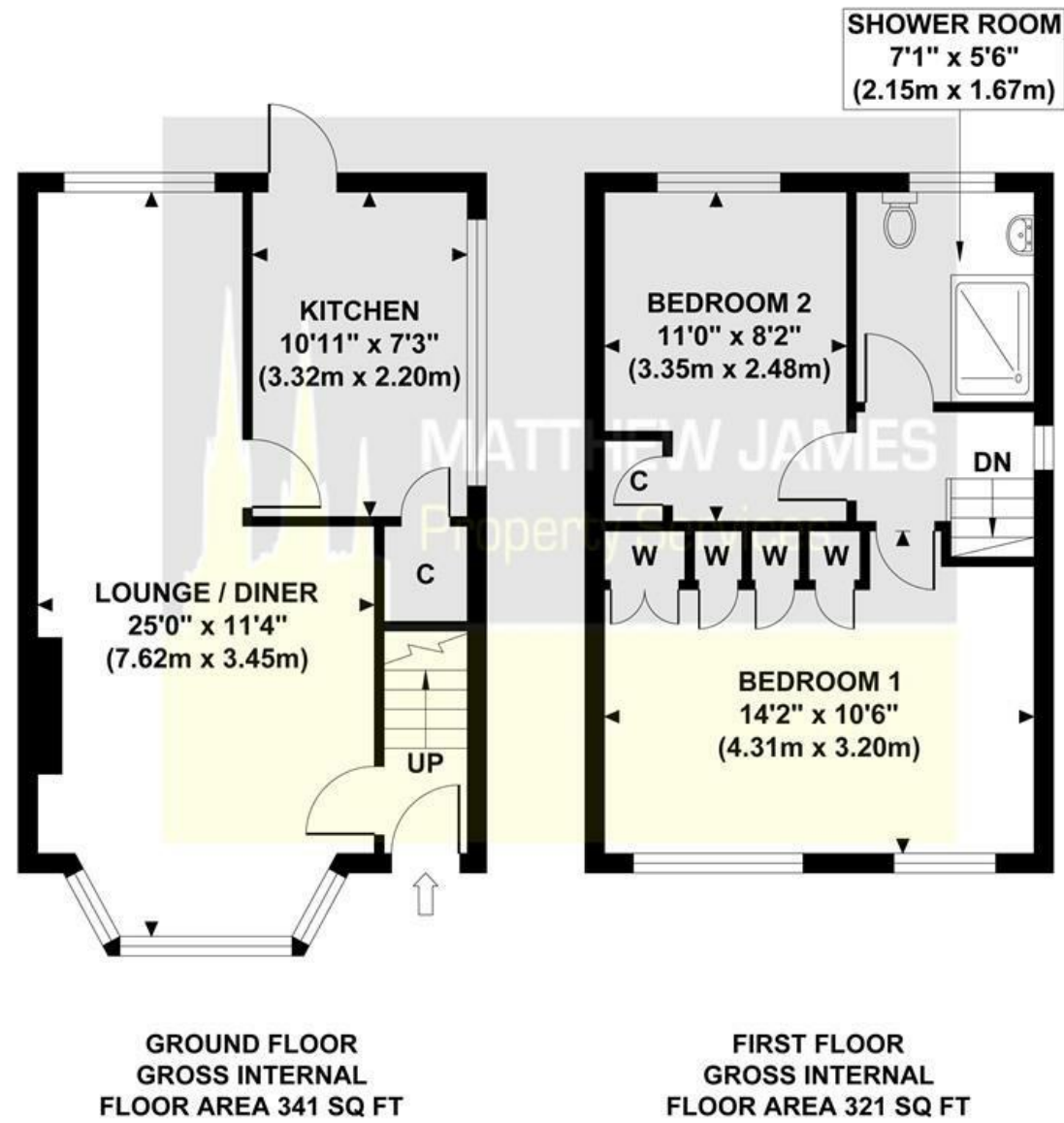


PURCELL ROAD

Approximate Gross Internal Area
662 sq ft / 61.50 sq m

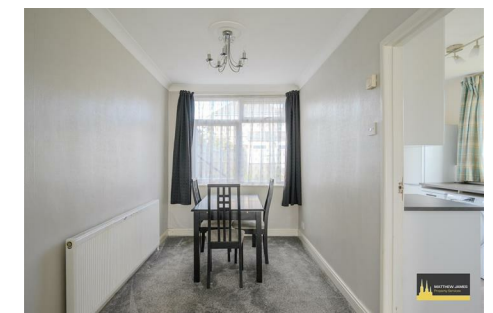


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Desired	Current	Desired
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC



13 Purcell Road Courthouse Green, Coventry CV6 7JY

ATTENTION BUYERS THIS OPPORTUNITY IS NOT TO BE MISSED!! New to the market is this two bedroom property, nestled on a large corner plot within the popular Courthouse Green area. Property is sold with no chain so you can move straight in and if required ample space to extend the property due to the size of the plot (subject to local planning regulations). Some modernisation is required, but this is the ideal opportunity to purchase a fantastic property and make your own dream home. Also a perfect buy for property developers that may want to take on their next project. Surrounded by local amenities, including excellent schools, retail parks, supermarkets and multiple bus routes and easy access to The University Hospital.

As you approach the property the large front garden expands the front and side of the property. You enter into the entrance hallway and immediately step inside the lounge / diner, a lovely open space having windows to the front and rear of the room and fitted with a modern electric fire. The kitchen is fitted with a range of units, gas cooker and has a door leading out to the rear garden which is a fantastic size and has so much potential. To the rear there is gated access to the garage and hard standing.

Offers Over £180,000

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

13 Purcell Road

Courthouse Green, Coventry CV6 7JY



- ***LARGE CORNER PLOT***
- ***NO CHAIN***
- ***LOUNGE / DINER***
- ***MODERN SHOWER ROOM***
- ***GARAGE / HARD STANDING***
- ***FANTASTIC OPPORTUNITY***
- ***TWO BEDROOMS / POTENTIAL FOR THREE***
- ***LARGE REAR GARDEN***
- ***CLOSE TO LOCAL SCHOOLS***



Front Garden

Garage and Hard Standing

Entrance Hallway

Lounge / Diner

25'0 x 11'4 (7.62m x 3.45m)

Kitchen

10'11 x 7'3 (3.33m x 2.21m)

First Floor Landing

Bedroom One

14'2 x 10'6 (4.32m x 3.20m)

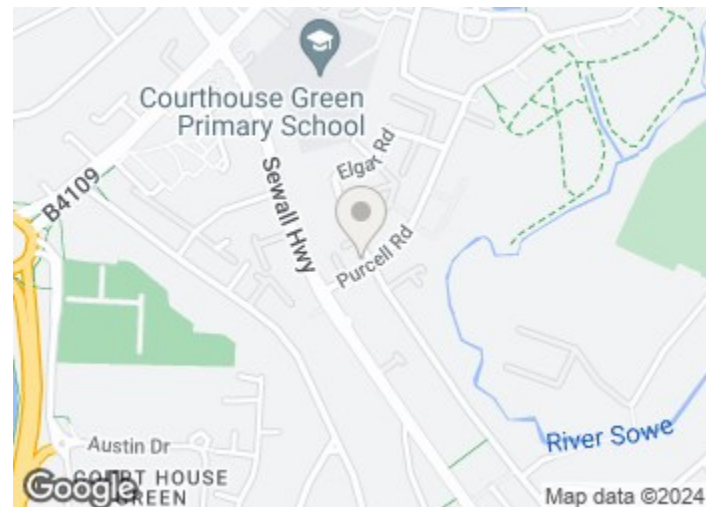
Bedroom Two

11'0 x 8'2 (3.35m x 2.49m)

Shower Room

7'1 x 5'6 (2.16m x 1.68m)

Rear Garden



Directions

