MATTHEW JAMES
Property Services

2 Malmesbury Road, Coventry, CV6 2HY
£280,000

THREE LARGER THAN AVERAGE BEDROOMS... VACANT... NO UPWARD CHAIN... SEMI DETACHED... OFF ROAD PARKING... GARAGE... LARGE REAR GARDEN... SHOWER ROOM... PRESIDENT KENNEDY & HOLY FAMILY SCHOOL CATCHMENT... Located in the heart of Whitmore Park, this lovely semi detached property really does need to be viewed to appreciate exactly what is being offered for sale. Briefly comprising of gated off road parking accessed via a dropped kerb, storm porch, entrance hallway, living room with adjoining dining room, kitchen, tandem garage, first floor landing, three good sized bedrooms, shower room with separate WC, gas central heating with Baxi boiler, PVCu double glazing (where specified) and has the added benefit of being VACANT and having NO UPWARD CHAIN. This property is also perfect for those that are looking for good schools as Holy Family and President Kennedy are just a short walk away and this property is within catchment. There are also all the amenities you need including, shops, a public house and main bus routes are available for those that don't drive. For those that do drive, the A444 and motorway network are not far way. Does this sound like your next family or first home? Call us now to book your immediate viewing.

Front Garden

Having gated off road block paved parking with a lawn and mature planted borders to the side. There is also access to the garage and a PVCu double glazed sliding door leads to the:

Storm Porch
Having a further door that leads into the:

Entrance Hallway
Having a window to the side elevation, coat cupboard, under stairs storage, stairs lead off to the first floor and doors lead off to:

Living Room
13'3 x 11'11 (4.04m x 3.63m)

Having a PVCu double glazed window to the front elevation, an inset real-flame gas fire and opening to the:

Dining Room
10'0 x 9'0 (3.05m x 2.74m)

Having a PVCu double glazed window to the rear elevation and door that leads to the:

Kitchen
11'0 x 9'3 (3.35m x 2.82m)

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a larder fridge, space and plumbing for a gas cooker, tiling to all splash prone areas and wall mounted Baxi boiler. A further door leads to the garage.

Tandem Garage
24'3 x 10'5 (7.39m x 3.18m)

Having opening doors to the front elevation, pedestrian door with window to the side to the rear elevation, power and lighting. Suitable for two family sized motor vehicles.

First Floor Landing

Having a PVCu double glazed window to the side elevation, airing cupboard, access to the loft area (with drop down ladder) and doors leading off to:

Master Bedroom
13'1 x 12'0 (3.99m x 3.66m)

Having a PVCu window to the front elevation and fully fitted wardrobes to the one wall with matching dressing table and matching bed side tables.

Bedroom Two
11'6 x 9'1 (3.51m x 2.77m)

Having a PVCu window to the rear elevation and fully fitted wardrobes to the one wall.

Bedroom Three
10'6 x 7'3 (3.20m x 2.21m)

Having a PVCu window to the front elevation.

Shower Room
5'8 x 5'3 (1.73m x 1.60m)

Having a PVCu double obscure glazed window to the rear elevation, pedestal wash hand basin, modern walk in shower enclosure and tiling to all splash prone areas.

WC
5'8 x 2'4 (1.73m x 0.71m)

Having a PVCu double obscure glazed window to the side elevation and low level flush WC.

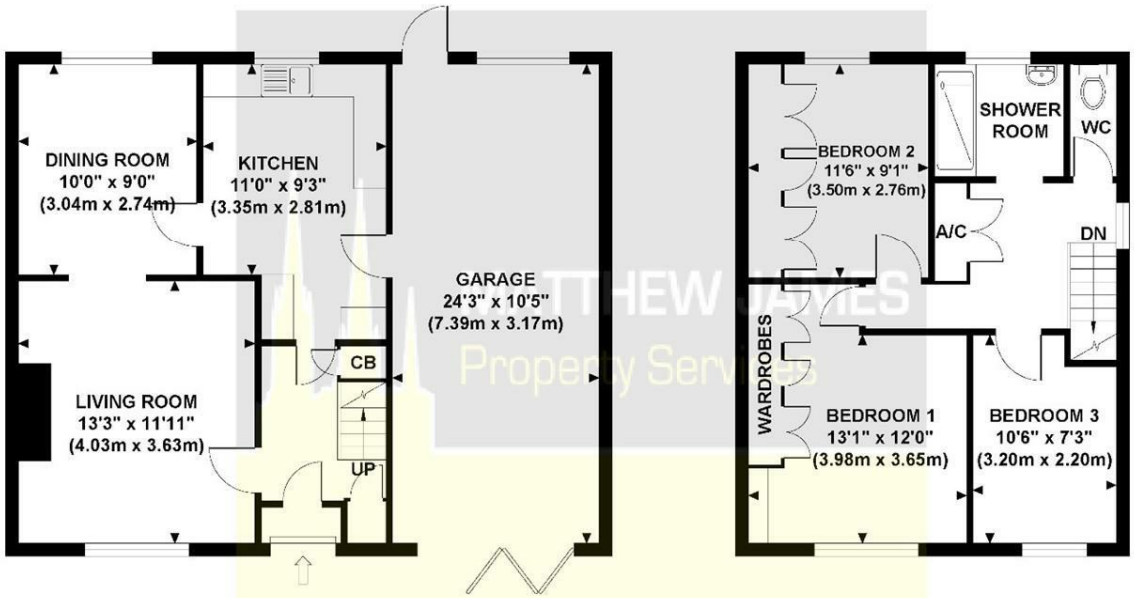
Rear Garden

Having a fenced and walled perimeter being laid mainly to lawn with a paved patio area, a fenced off area (perfect for those that have a dog!), pedestrian gate that leads to the side vehicular entry and pedestrian door that leads to the garage.

Floor Plan

2 MALMESBURY ROAD

Approximate Gross Internal Area 1159 sq ft / 107.70 sq m
(Includes Garage)



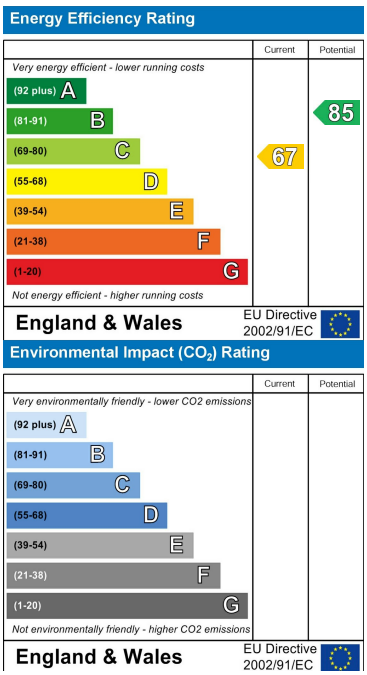
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 709 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 450 SQ FT

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



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