



## **12 Cricket Close, Coventry, CV5 8PQ** **Offers Over £250,000**

Ideal for both investors and home buyers, modern three-bedroom semi-detached home located in the Chapelfields area within a peaceful cul-de-sac setting. Currently tenanted, the property achieves a rental income of £1,125.00 per calendar month, making it a fantastic investment opportunity. Offered with tenants in situ or with vacant possession (no onward chain), Prime location, walking distance to Alvis Retail Park offering access to a wide range of shops, a gym and supermarket, as well as being conveniently close to Coventry City Centre.

The ground floor featuring entrance hallway, a downstairs W.C, modern kitchen equipped with an integrated oven, hob, and fridge freezer. Spacious living room and a bright and airy sun room extends the ground floor living space.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary shower room, finished to a high standard. The property benefits from allocated parking, gas central heating, and double glazing throughout.

Outside the large rear garden is not overlooked, offering privacy whilst you relax in the garden on a summers day. Low maintenance garden and allocated parking to the front.

This home is ready for its next chapter... Call now to view!

## Approach/ Allocated Parking



## Entrance Hall

## Downstairs W.C



## Kitchen

8'10 x 8'2 (2.69m x 2.49m)



## Lounge

15'9 x 14'1 (4.80m x 4.29m)



## Sun Room

14'4 x 9'11 (4.37m x 3.02m)



## Hallway Landing

## Bedroom One

14'1 x 8'10 (4.29m x 2.69m)



## Bedroom Two

8'11 x 7'11 (2.72m x 2.41m)



**Bedroom Three**  
9'2 x 6'0 (2.79m x 1.83m)



**Shower Room**



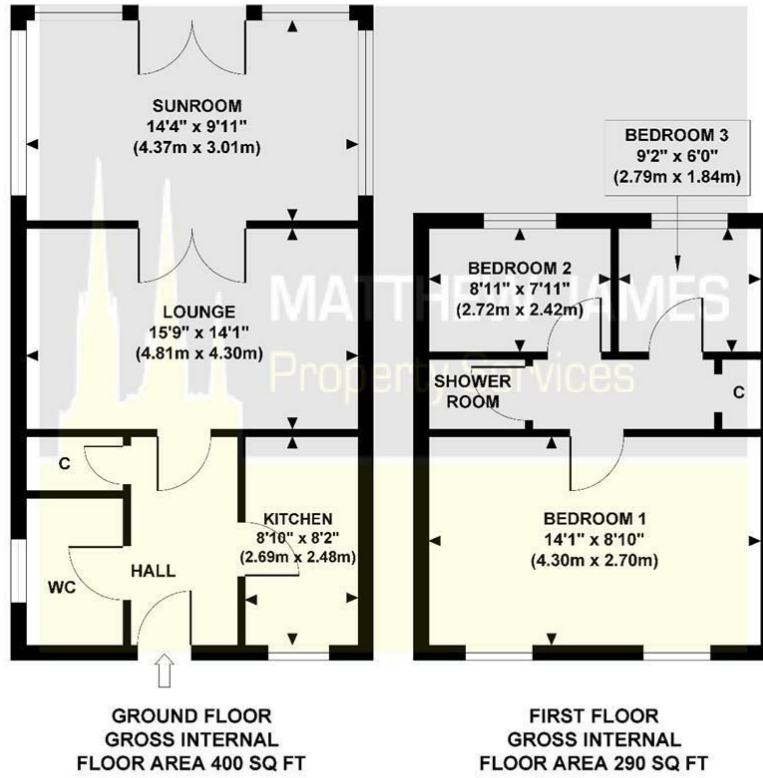
**Rear Garden**



# Floor Plan

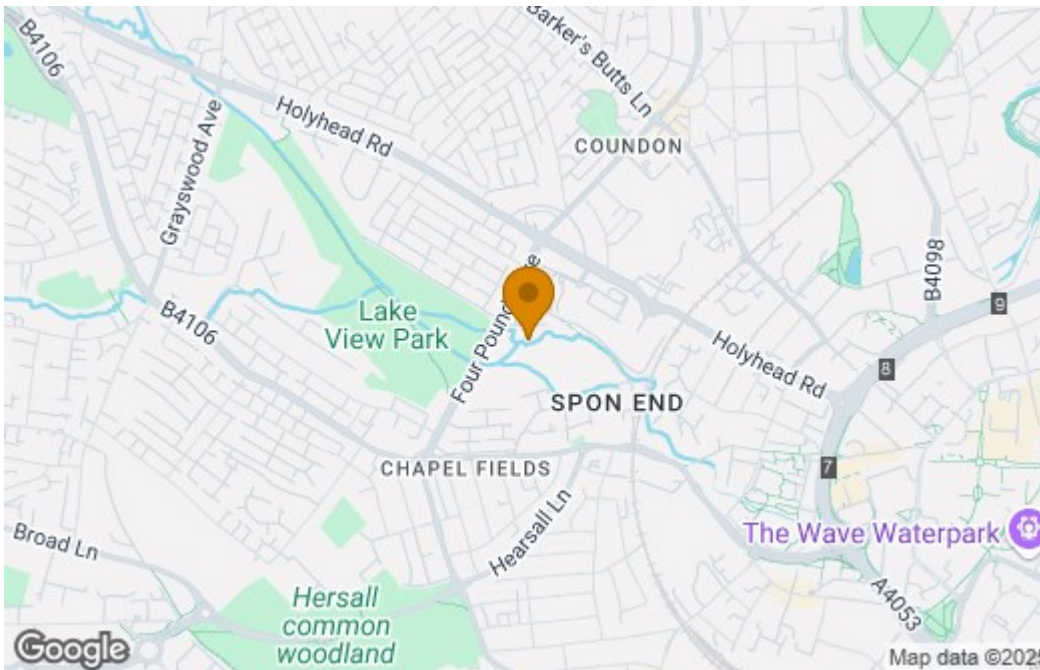
## CRICKET CLOSE

Approximate Gross Internal Area  
690 sq ft / 64.10 sq m

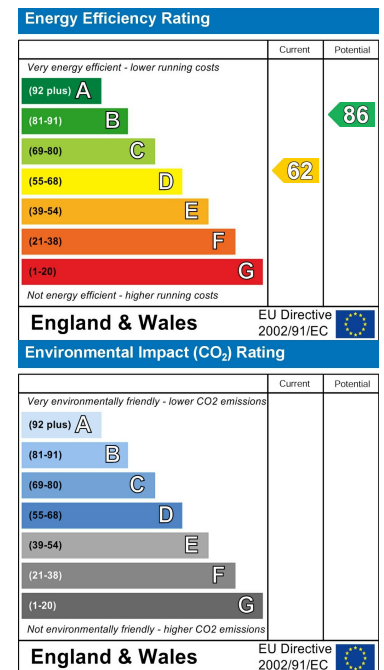


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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