



MATTHEW JAMES

Property Services



10 Holmcroft, Coventry, CV2 2NL

£245,000

THREE BEDROOMS... SEMI DETACHED... GARAGE AND OFF ROAD PARKING... KITCHEN DINING ROOM... MODERN SHOWER / BATHROOM... GOOD SIZED REAR GARDEN... CLOSE TO COVENTRY UNIVERSITY HOSPITAL... CLOSE TO MOTORWAY LINKS... PERFECT FOR INVESTOR OR FIRST TIME BUYER. Located in Walsgrave, Coventry, this lovely three bedroom semi-detached property really does need to be viewed to appreciate what is being offered for sale. Briefly comprising of off road parking and a garage, living room, kitchen dining room, three bedrooms, modern family bathroom with bath and walk-in shower enclosure and front and rear gardens. Located, just a very short drive from all local amenities including major grocery shops, public houses, the motorway network, Coventry University Hospital and walks in the local countryside. Call us now to book your viewing!

Front Garden

Laid mainly to lawn with paved off road parking accessed via a dropped kerb. There is also access into the garage and into the:

Porch

Being of PVCu double glazed design and through the timber glazed door into the:

Entrance Hallway

Having stairs off to the first floor and door that leads into the:

Lounge

15'1 x 11'8 (4.60m x 3.56m)

Having a PVCu double glazed bay window to the front elevation and further door that leads to the:

Kitchen Dining Room

15'1 x 10'7 (4.60m x 3.23m)

Having a PVCu double glazed window and PVCu double glazed French doors to the rear elevation, a range of wall, base, display and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a fridge freezer, integrated electric oven with four ring gas hob and extractor over, PVCu double glazed door that leads to the garden area and tiling to all splash prone areas.

First Floor Landing

Having a PVCu double glazed window to the side elevation, balustrade, access to the loft area (accessed via a drop down ladder with lighting and boarding) and doors leading off to:

Bedroom One

13'5 x 8'4 (4.09m x 2.54m)

Having a PVCu double glazed window to the front elevation.

Bedroom Two

12'5 x 8'4 (3.78m x 2.54m)

Having a PVCu double glazed window to the rear elevation.

Bedroom Three

9'9 x 8'8 (2.97m x 2.64m)

Having a PVCu double glazed window to the front elevation.

Family Bathroom

7'11 x 7'6 (2.41m x 2.29m)

Having PVCu double obscure glazed and dual aspect windows to the rear and side elevations, walk-in shower enclosure, panel bath, low level flush WC, integrated shelving with feature lighting and modern tiling to all splash prone areas.

Rear Garden

Having fenced perimeter and being mainly laid to lawn with decked patio area (in need of replacement) and access via a PVCu double obscure glazed door into the:

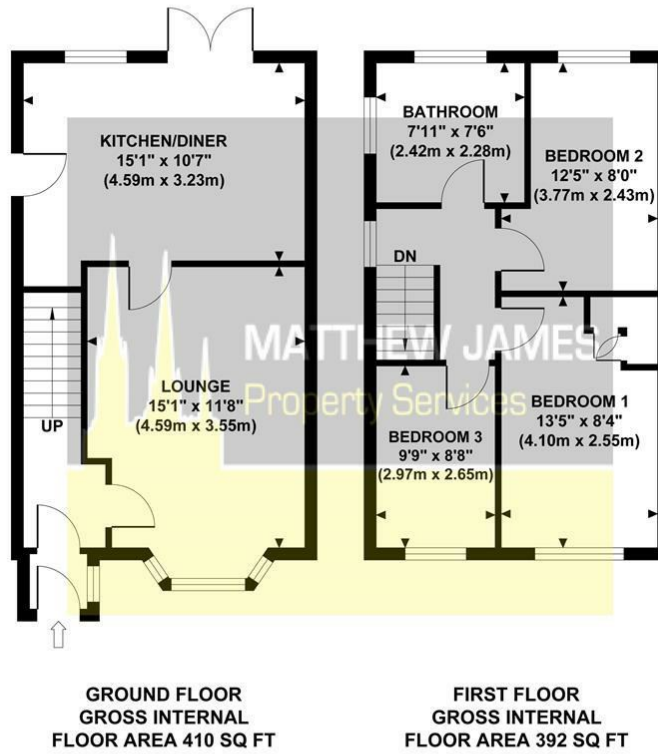
Garage

(Not Measured) Having up and over door to the front elevation, space and plumbing for a washing machine, power and lighting.

Floor Plan

HOLMCROFT

Approximate Gross Internal Area 802 sq ft / 74.50 sq m

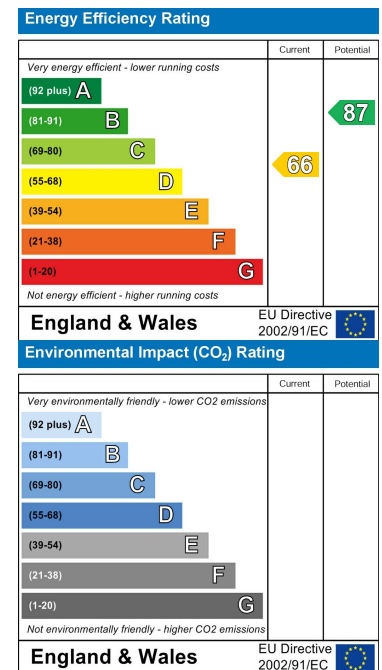


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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