MATTHEW JAMES
Property Services

26 Smith Street, Coventry, CV6 5EL
No Onward Chain £145,000

Don't Judge A Book By It's Cover... You'll be pleasantly surprised at the size of accommodation that is hidden behind the front door of this property... Two Reception Rooms... Ground Floor Family Bathroom... Additional WC upstairs...Three Excellent Sized Bedrooms... Fabulous High Ceilings...Gas Central Heating...New PVCu Windows Throughout. Located in Foleshill, we're pleased to bring this mid terraced property to the markets, which is offered with no chain.

In need of some tender loving care and modernisation, property has loads of potential with its spacious rooms, check out the floor plan! Purpose built, it's an ideal investment or for those looking to create their new home. Step in from the footpath into the first reception room, continue through to the second reception, which has stairs to the first floor, and door through to the galley style kitchen. The family bathroom is located to the rear of the property and completes the ground floor accommodation

Upstairs, there are three good sized bedrooms, master to the left of the stair landing, which benefits from built in storage. To the right down the hallway is a further second double bedroom, WC facilities and third good sized bedroom.

Outside to the rear of the property is a hard standing, private garden area. Parking is found on the street.

Reception One
11'7" x 11'5" (3.55 x 3.50)

To the front aspect with double glazed bay window, radiator and door leading through to

Reception Two
12'1" x 11'5" (3.70 x 3.50)
With double glazed window out to the rear garden area, radiator, stairs to the first floor and door leading to

Kitchen
10'2" x 6'10" (3.10 x 2.10)
With a good selection of fitted kitchen units, space and plumbing for those much needed appliances, tiled flooring and splash prone areas. radiator, large double glazed window and door leading through to a utility area, giving access to the rear garden and

Family Bathroom

With low level WC, wash hand basin, bath with shower over , radiator, obscured double glazed window, tiled floors and walls.

Bedroom One
11'5" x 11'2" (3.50 x 3.41)

To the front aspect, a very spacious bedroom with a radiator, double glazed window and benefitting from built in storage cupboard.

Bedroom Two
12'1" x 8'2" (3.70 x 2.50)

A good sized double bedroom to the middle of the property, with radiator and double glazed window overlooking the rear garden space.

Bedroom Three
6'10" x 6'9" (2.10 x 2.07)

A good sized bedroom to the rear of the property, with radiator and double glazed window overlooking the rear garden space.

Cloakroom

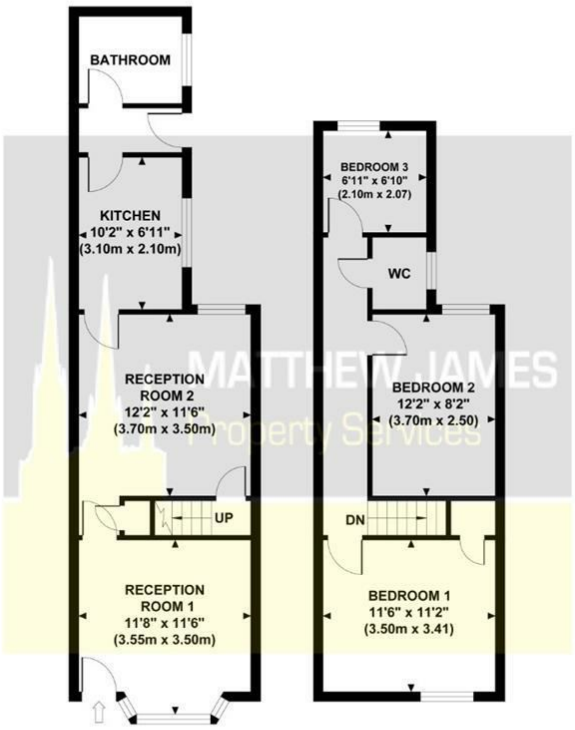
A handy room providing additional WC facilities with wash hand basin and obscured double glazed window.

Rear Garden
A good sized, hard standing outside space, with lots of potential and can be accessed via the rear walkway.

Floor Plan

SMITH STREET

Approximate Gross Internal Area 809 sq ft / 75.20 sq m



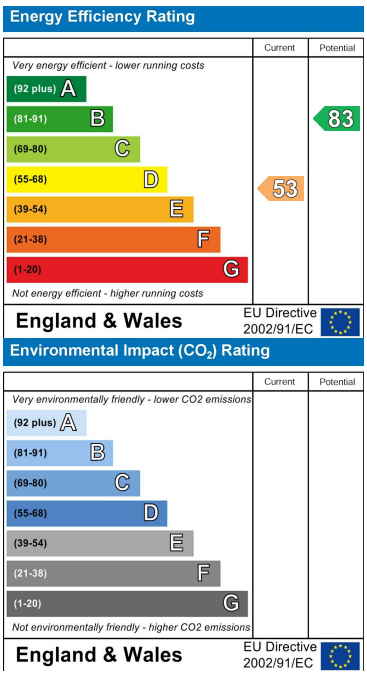
GROUND FLOOR GROSS INTERNAL FLOOR AREA 435 SQ FT

FIRST FLOOR GROSS INTERNAL FLOOR AREA 374 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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