



19 Barras Lane, Coventry, CV1 3BU

£175,000

THREE BEDROOMS... VACANT... NO UPWARD CHAIN... BASED OVER THREE FLOORS... CLOSE TO COVENTRY CITY CENTRE... PERFECT FOR A FAMILY HOME... GREAT INVESTMENT OPPORTUNITY... LARGE REAR GARDEN. Located on Barras Lane in Coventry, this larger than average mid-terrace property presents an excellent opportunity for both families and investors. With three spacious bedrooms spread across three floors, this property is ideally situated close to the city centre, ensuring easy access to a variety of local amenities.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The layout is perfect for family living, providing a comfortable environment for both everyday life and special occasions. The house is currently vacant, allowing for immediate occupancy or renovation to suit your personal taste.

While the property is in need of some refurbishment, it boasts significant potential to become a charming family home or a lucrative investment. Could even be split (subject to local planning permissions). The double-glazed windows and gas central heating ensure a warm and energy-efficient living space, making it a practical choice for modern living.

On-street parking is available, adding to the convenience of this well-located home. Whether you are looking to settle down in a vibrant community or seeking a promising investment opportunity, this property on Barras Lane is worth considering. Embrace the chance to transform this house into your ideal home or a valuable addition to your property portfolio. We have the key - give us a call now to book your viewing!

Approach



Having walled fore garden with beds and paving that leads to a step up and in through the storm porch and front door into the:

Entrance Hallway

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

Living Room

12'9 x 10'4 (3.89m x 3.15m)



Having a PVCu double glazed bay window to the front elevation and opening to the:

Dining Room

11'10 x 11'3 (3.61m x 3.43m)



Having a PVCu double glazed window to the rear elevation, storage cupboard and doorway that leads to the:

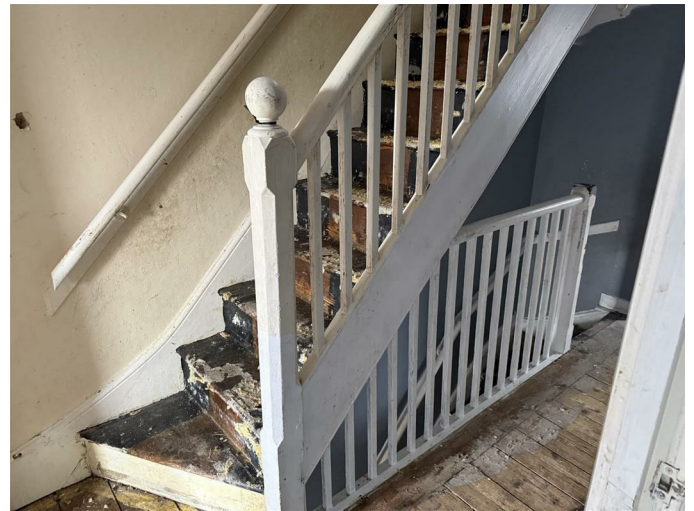
Kitchen / Dining Room

17'6 x 7'8 (5.33m x 2.34m)



having two PVCu double glazed windows to the side elevation, door that leads to the rear garden area, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a table and chairs, space for a fridge freezer and tiling to all splash prone areas.

First Floor Landing



Having stairs leading off to the first floor, steps leading down to the rear hallway with a PVCu double glazed window to the side elevation. There are also doors leading off to:

Bedroom One

14'4 x 9'9 (4.37m x 2.97m)



Having two PVCu double glazed windows to the front elevation.

Bedroom Two

11'11 x 8'7 (3.63m x 2.62m)



Having a PVCu double glazed window to the rear elevation.

WC

(Not Measured) Having a low level flush WC, wash hand basin and tiling to splash prone areas.

Bathroom

7'9 x 7'9 (2.36m x 2.36m)

Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level flush WC and pedestal wash hand basin with tiling to splash prone areas.

Second Floor Landing

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

Bedroom Three

11'10 x 11'3 (3.61m x 3.43m)



Having a PVCu double glazed window to the rear elevation, built-in cupboard and eaves storage off.

Rear Garden

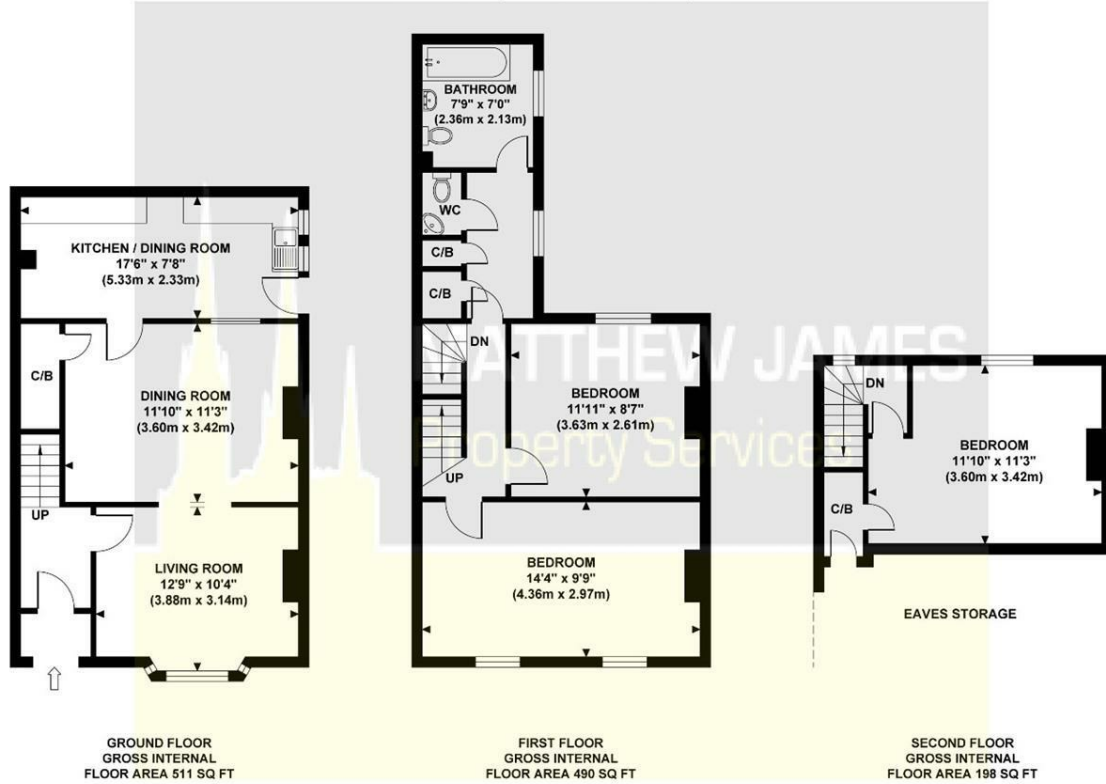


Having a fenced and walled perimeter with various plants, hedging and paved patio area.

Floor Plan

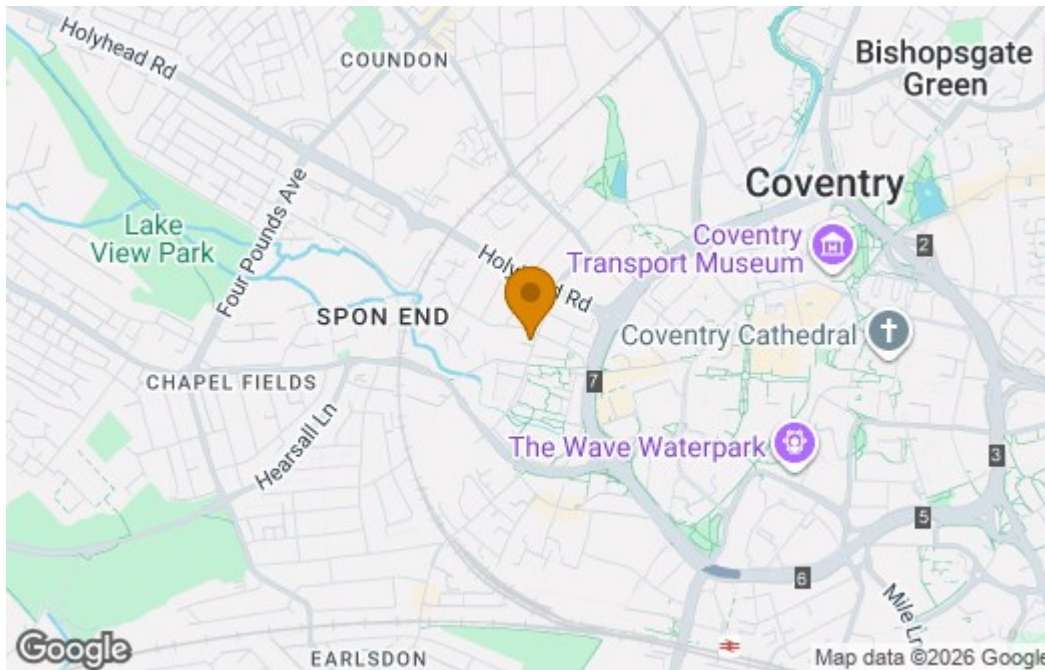
BARRAS LANE

Approximate Gross Internal Area
1199 sq ft / 111.40 sq m

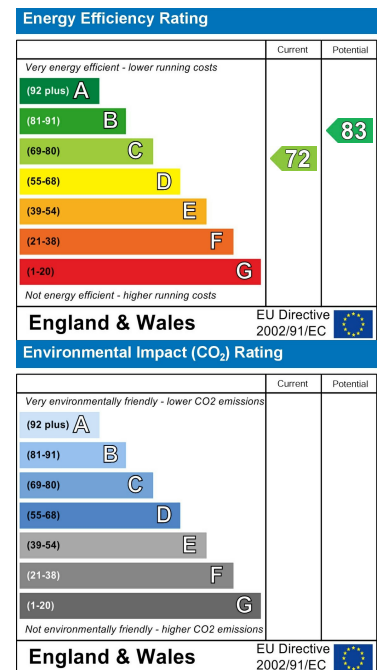


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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