

MATTHEW JAMES

Property Services



14 Poitiers Road, Coventry, CV3 5JX

Offers Over £240,000

THREE BEDROOMS... VACANT... NO UPWARD CHAIN... NEW ROOF FITTED IN 2024... GREAT LOCATION... EXTENDED KITCHEN AND DINING ROOM... MODERN KITCHEN AND SHOWER ROOM. CLOSE TO CHEYLESMORE SHOPPING PARADE. Welcome to this lovely mid terrace house located on Poitiers Road in the desirable area of Cheylesmore. This property is currently VACANT and offers a fantastic opportunity for those looking to move in without delay, as there is NO UPWARD CHAIN.

The property has two reception rooms, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms, there is ample space for a growing family or for those who require a home office. The modern shower room has been tastefully updated, ensuring a fresh and contemporary feel.

One of the standout features of this property is the extended kitchen and dining room, which provides a wonderful space for cooking and dining together. The modern kitchen is equipped with all the essentials, making it a joy to prepare meals. Additionally, the property benefits from gas central heating and PVCu double glazing, ensuring comfort and energy efficiency throughout the year.

For those who require extra storage or parking, there is a garage located to the rear of the property, adding to the convenience of this home and a new roof provides peace of mind, knowing that the property has been well-maintained. Call us now to book your viewing. We have the keys.

Front Garden



Having walled and fenced perimeter with paved inset that leads to the:

Storm Porch

Being of dwarf wall design with PVCu double glazed windows to the front and side elevations and newly installed composite front door. Through a further timber glazed door leads to the:

Entrance Hallway

Having stairs off to the first floor and doors leading off to:

Living Room

12'6 x 10'2 (3.81m x 3.10m)



Having a PVCu double glazed bay window to the front elevation.

Lounge

10'5 x 9'10 (3.18m x 3.00m)



Having a feature fireplace with inset electric fire and opening that leads to the:

Dining Area

9'11 x 7'6 (3.02m x 2.29m)



Having a PVCu double glazed window that leads to the rear elevation and 'servers hatch' to the kitchen.

Kitchen

17'9 x 7'5 (5.41m x 2.26m)



Having a PVCu double glazed window to the rear elevation with a PVCu double obscure glazed door, a range of wall, base and drawer units with roll top work surface over, waist height oven, electric hob, space and plumbing for a washing machine, space for an under counter fridge and freezer, under stairs storage, 'servers hatch' to the dining area and tiling to all splash prone areas.

First Floor Landing



Having balustrade, access to the loft area and doors leading off to:

Bedroom One

12'7 x 9'4 (3.84m x 2.84m)



Having a PVCu double glazed bay window to the front elevation and fitted wardrobe to the one wall with sliding doors.

Bedroom Two

10'5 x 10' (3.18m x 3.05m)



Having a PVCu double glazed window to the rear elevation, fitted shelving and cupboard housing the Worcester central heating boiler installed in 2020.

Bedroom Three

7'10 x 5'11 (2.39m x 1.80m)

Having a PVCu double glazed window to the front elevation.

Family Shower Room

5'2 x 5'1 (1.57m x 1.55m)



Having a PVCu double obscure glazed window to the rear elevation, walk-in shower enclosure with fitted drop down seat, pedestal wash hand basin, low level flush WC and tiling to all four walls.

Rear Garden



Having paved patio area, mainly laid to lawn with mature bushes, fenced perimeters and pedestrian

Garage

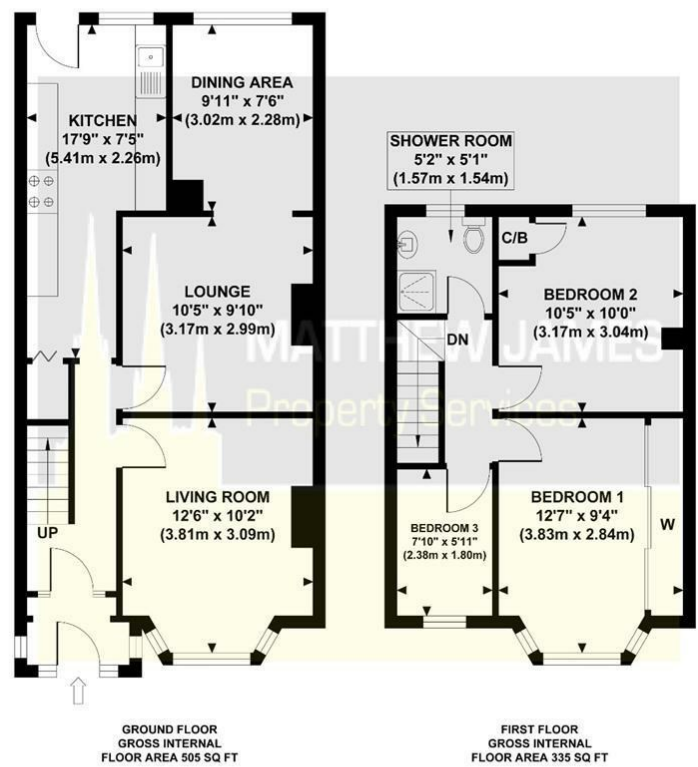


(Not Measured) Having up and over door to the rear elevation.

Floor Plan

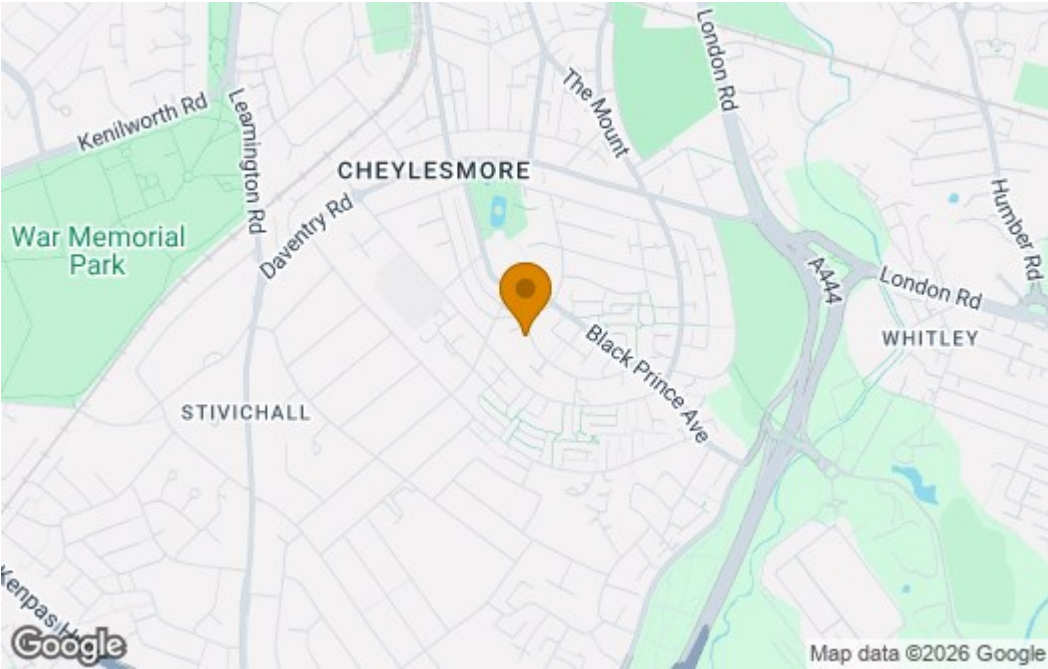
14 POITIERS ROAD

Approximate Gross Internal Area 840 sq ft / 78.0 sq m

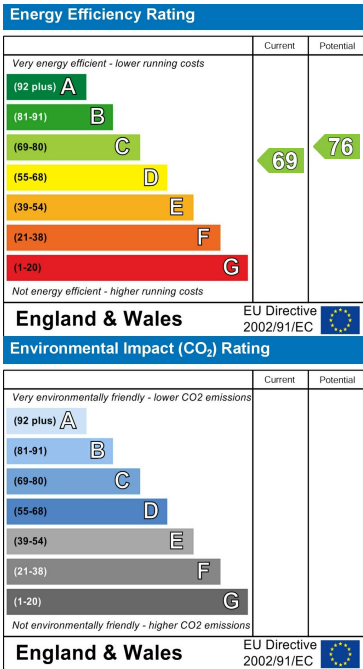


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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