



**MATTHEW JAMES**  
Property Services



**22 Spring Road, Coventry, CV6 7FP**  
**O.I.R.O £110,000**

TWO DOUBLE BEDROOMS... LONG LEASE OF 240 YEARS... NO UPWARD CHAIN... VACANT... FIRST FLOOR... REDECORATED... NEW CARPETS & FLOORING... GARAGE... NEW PVCU DOUBLE GLAZING (WHERE SPECIFIED)... GAS CENTRAL HEATING... Located on Spring Road in Courthouse Green, this lovely two bedroom property really does need to be viewed to appreciate everything being offered for sale. Having recently been redecorated, new carpets, new flooring and some new PVCu double glazed windows, it would be perfect for those looking for their next rental property for their portfolio or perfect for a first time buyer. The property is located on the first floor and has the added benefit of a garage to the rear and a garden area. As the property is VACANT, it benefits from NO UPWARD CHAIN and we have a key for you to view! Close to good schools, shops and local amenities. Sound good? Call us now to book in your immediate viewing.

### **Entrance Hallway**

Having space for coats and shoes and access to the:

### **Kitchen**

**8'5 x 6'8 (2.57m x 2.03m)**

Having a PVCu window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, space and plumbing for a washing machine, space for a cooker and tiling to all splash prone areas.

### **Lounge / Dining Room**

**13'7 x 9'10 (4.14m x 3.00m)**

Having PVCu window to the front elevation, a feature fire place with hearth, mantle and surround to the one wall. A door also leads to the:

### **Inner Hallway**

Having an airing cupboard with the gas central heating boiler, access to the loft and doors leading off to :

### **Bedroom One**

**10' x 9'10 (3.05m x 3.00m)**

Having a PVCu window to the front elevation.

### **Bedroom Two**

**11'2 x 6'9 (3.40m x 2.06m)**

Having a PVCu window to the rear elevation.

### **Family Bathroom**

**6'11 x 6'7 (2.11m x 2.01m)**

Having a PVCu double obscure glazed window to the side elevation, low level flush WC, panel bath with Triton T80 shower over, pedestal wash hand basin and tiling to all splash prone areas.

### **Garage**

En-bloc and to the rear of the property accessed via a vehicular access.

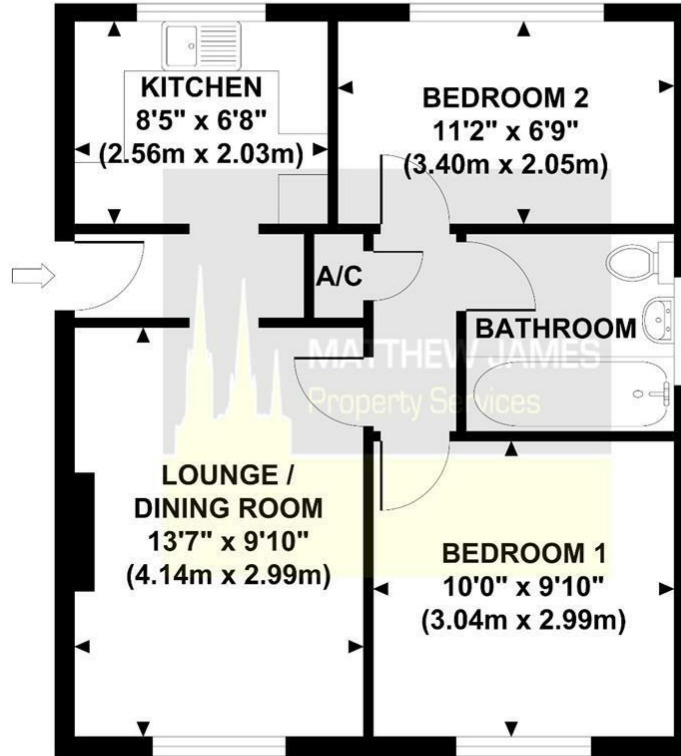
### **Garden Area**

There is an allocated garden area to the rear and is mainly laid to lawn.

# Floor Plan

## SPRING ROAD

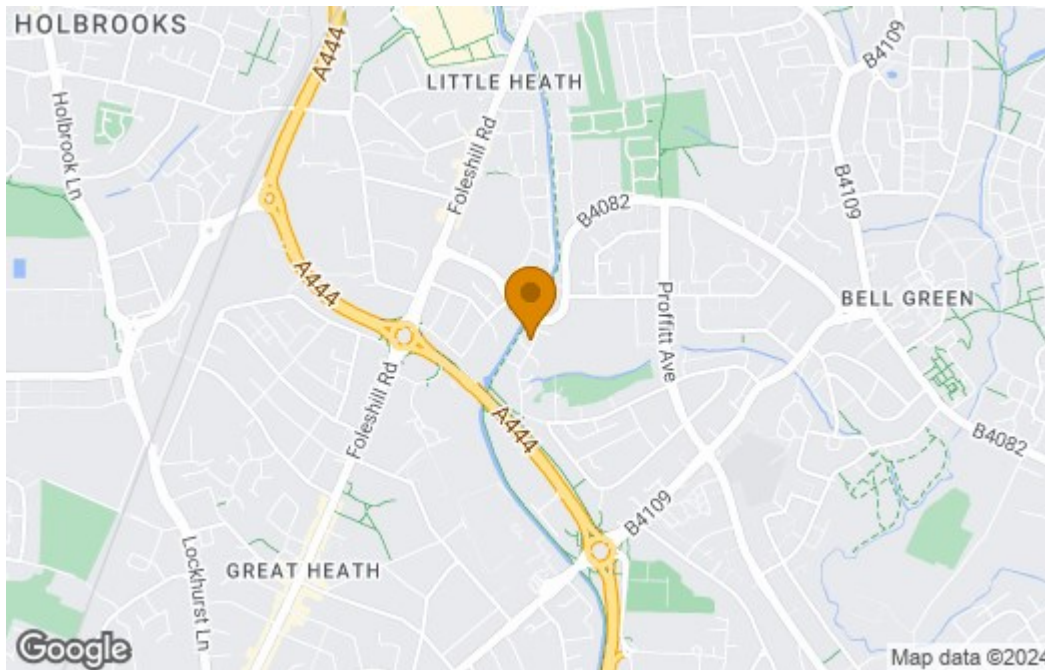
Approximate Gross Internal Area 473 sq ft / 43.9 sq m



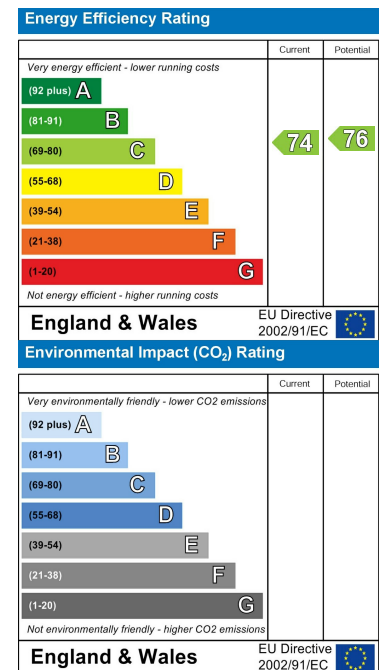
**GROSS INTERNAL FLOOR AREA 473 SQ FT**

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



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.

## CONTACT INFORMATION

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