

MATTHEW JAMES

Property Services



249 Beake Avenue, Coventry, CV6 3BA

Offers Over £225,000

Four Bedroom Family Home in the Convenient Radford Area

Discover this much-loved end-of-terrace home located in the highly sought-after Radford area. Offering excellent potential, this property is perfectly situated just moments away from the Jubilee Crescent shopping parade and falls within the catchment area for highly regarded local schools, including President Kennedy and Whitmore Park.

Step inside to find a welcoming front garden leading to an entrance porch and hallway. The spacious lounge through dining room, creates an inviting environment for family gatherings and entertaining. The kitchen, with access to the charming rear garden, provides practicality and convenience. The first floor offers two generously sized double bedrooms alongside a well-sized single room and a modernized shower room. Ascend to the second floor to find the fourth double bedroom, complete with ample storage options. The property benefits from double glazing and gas central heating, with a new boiler being fitted in 2024 still under warranty.

Outside, you will appreciate the well-maintained front and lovely rear garden featuring a patio area, outdoor brick storage, and W.C. Additionally, the property includes a shed and hard standing at the rear for two vehicles, alongside secure locked gated side access.

This is a fantastic opportunity not to be missed and early viewing is advised!

Front Garden

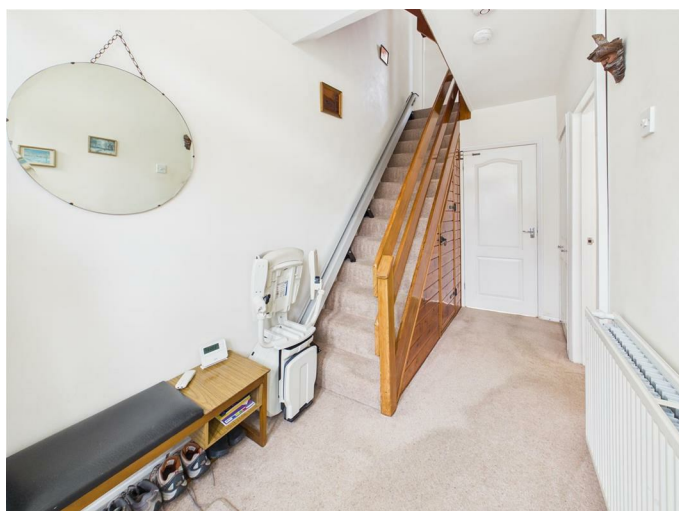


Upstairs Landing



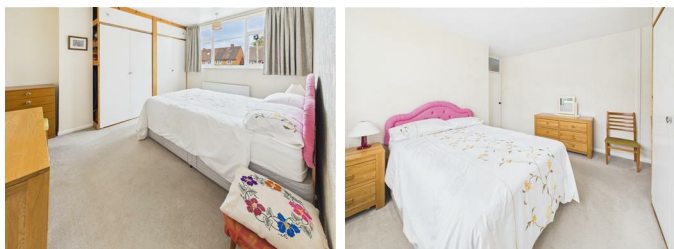
Entrance Porch

Entrance Hallway



Bedroom One

13'2 x 12'11 (4.01m x 3.94m)



Bedroom Two

13'3 x 11'11 (4.04m x 3.63m)



Lounge/ Dining Room

26'5 x 12'11 (8.05m x 3.94m)



Kitchen

9'6 x 7'11 (2.90m x 2.41m)



Bedroom Three

8'11 x 7'10 (2.72m x 2.39m)



Bedroom Four
14'0 11'10 (4.27m 3.61m)



Shower Room
7'9 x 5'5 (2.36m x 1.65m)



Rear Garden

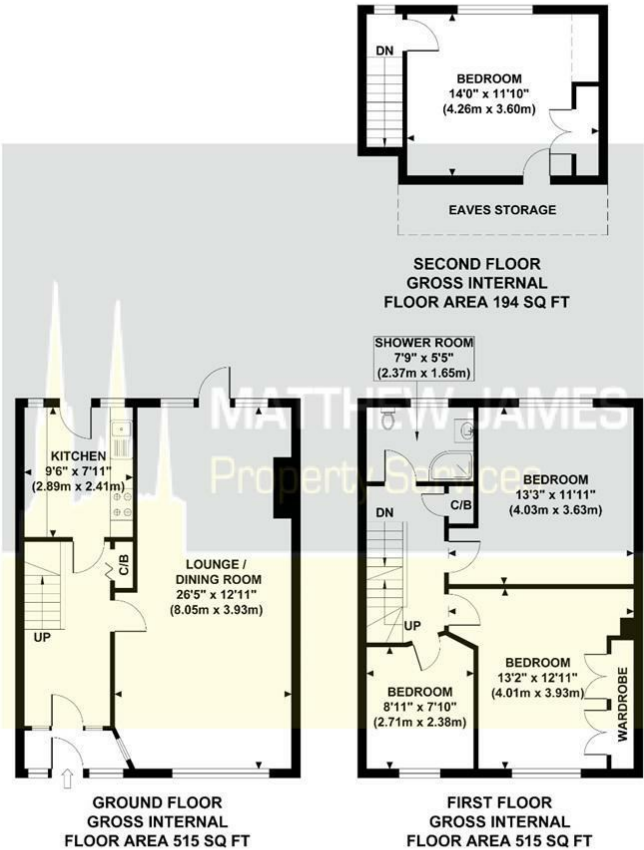


Hardstanding

Floor Plan

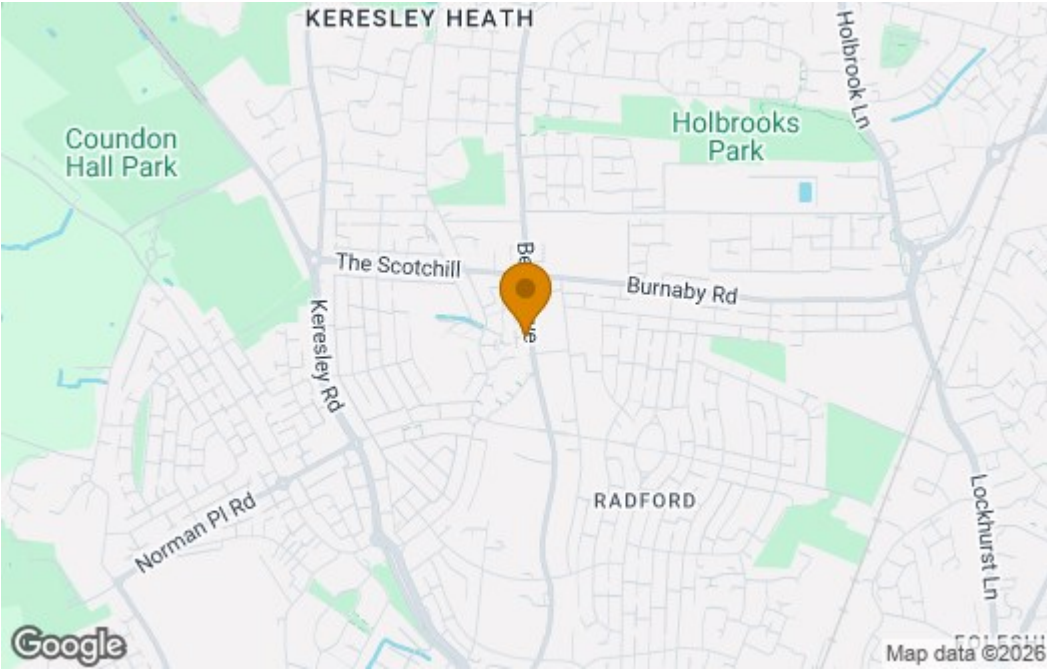
249 BEAKE AVENUE

Approximate Gross Internal Area 1224 sq ft / 113.71 sq m

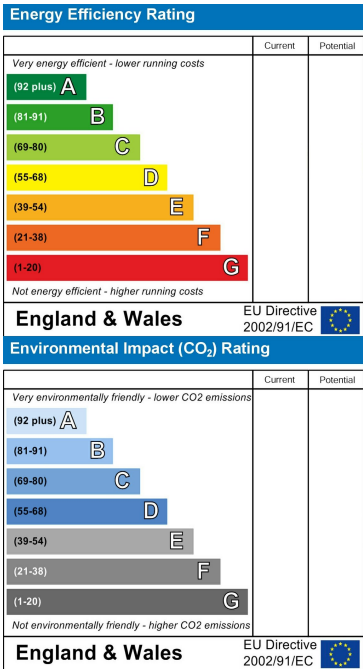


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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