



MATTHEW JAMES

Property Services



10 Wycliffe Road West, Coventry, CV2 3DZ

O.I.R.O £170,000

TWO DOUBLE BEDROOMS... VACANT... NO UPWARD CHAIN... PVCU DOUBLE GLAZING... GREAT LOCATION... PERFECT FOR FIRST TIME BUYER... PERFECT FOR THE INVESTOR... CONSERVATORY... MID TERRACED... GROUND FLOOR CLOAKROOM. Here we have a lovely two bedroom property located in Wyken in Coventry. Briefly comprising of kitchen, conservatory, lounge dining room, ground floor cloak room on the first floor, two double bedrooms and a family bathroom to the first floor, front and rear gardens and a garage with electrics to the rear. Available as VACANT with NO UPWARD CHAIN, this property really does need to be viewed to appreciate what is being offered for sale. Located close to shops, schools and main bus routes to Coventry City Centre and Coventry University Hospital and motorway network are just a short drive away. Call us now to book your viewing!

Front Garden

Laid mainly to paving and having walled and fenced perimeter with access through the front door into the:

Entrance Hallway

Having stairs off to the first floor, under stairs storage cupboard and doors leading off to:

Lounge

13'3 x 10'4 (4.04m x 3.15m)

Having a PVCu double glazed bay window to the front elevation, feature fireplace with hearth, mantle and surround and archway leads to the:

Dining Room

11'8 x 9'6 (3.56m x 2.90m)

Having a window to the rear and fireplace fireplace to the one wall.

Kitchen

11'7 x 6'3 (3.53m x 1.91m)

Having a PVCu double glazed window to the rear elevation, timber door that leads to the Conservatory, a range of wall, base and drawer units with roll top work surface over, space for a cooker, space for a fridge freezer and tiling to all splash prone areas.

Conservatory

13'5 x 6'7 (4.09m x 2.01m)

Being of dwarf wall and PVCu double glazed design with door that leads to the rear garden area and further internal doors that lead to a storage cupboard and the:

Ground Floor Cloakroom

(Not Measured) Having a low level flush WC.

First Floor Landing

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

Bedroom One

13'7 x 12'9 (4.14m x 3.89m)

Having a PVCu double glazed bay window to the front elevation and walk-in cupboard off.

Bedroom Two

11'8 x 9'9 (3.56m x 2.97m)

Having a PVCu double glazed window to the rear elevation.

Family Bathroom

7'11 x 6' (2.41m x 1.83m)

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

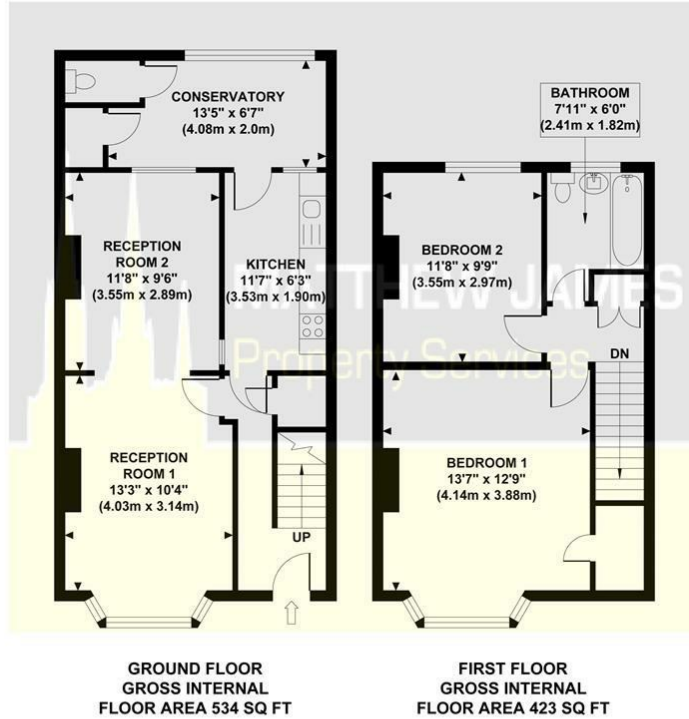
Rear Garden

Garage

(Not Measured)

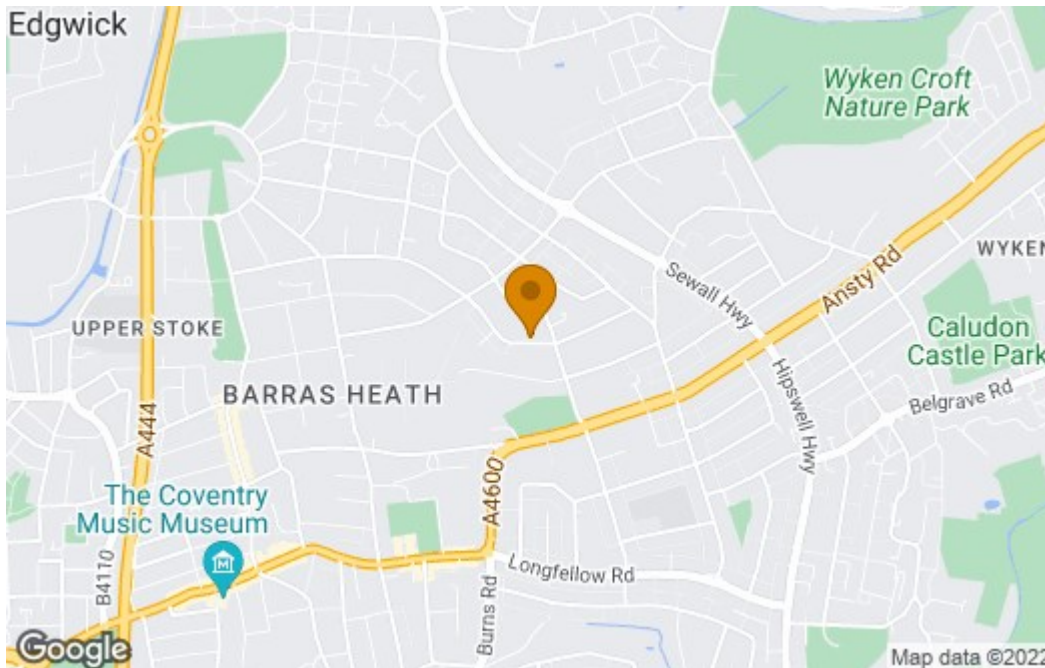
WYCLIFFE ROAD WEST

Approximate Gross Internal Area
957 sq ft / 88.9 sq m

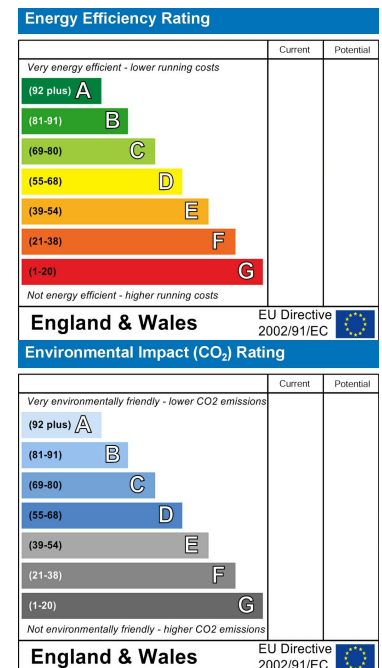


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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