



19 Ladyfields Way Holbrooks, Coventry, CV6 4PB

Check out the virtual tour! ...No Chain...Two Double Bedrooms...End Terraced...Conservatory...Off Road Parking...Stunning Shower Room. This lovely property sits in a great location in Holbrooks, catchment area for schools such as President Kennedy, and everything you need on your doorstep for travel and retail.

With fresh decor and modern fixtures, this well maintained property is ideal for first time buyers or investors. It's currently rented at £750pcmbut is also offered as a vacant possession.

On the ground floor, you'll be welcomed into the hallway, with doors leading to the kitchen and the lounge area - this also gives way to a conservatory. Upstairs, there are two spacious double bedrooms, one to the front and one to the rear. The family shower room is positioned nicely in the middle of the two bedrooms. Plenty of storage space and loft access

Outside, you have the benefit of off road parking to the front and a great sized rear garden, boasting a patio area and well kept lawn. There is also great scope to further improve and extend the property (subject to planning consents) Please get in touch to arrange a viewing.

£165,000

19 Ladyfields Way

Holbrooks, Coventry, CV6 4PB



- End Terraced
- No Chain
- Two Double Bedrooms
- Conservatory
- Off Road Parking
- Ideal First Time Buyer Or Investment

Hallway

Kitchen

10'11" x 4'11" (3.35m x 1.52m)

Living Room

12'11" x 10'11" (3.96m x 3.35m)

Conservatory

Bedroom One

10'11" x 8'0" (3.35m x 2.44m)

Bedroom Two

10'11" x 8'11" (3.35m x 2.74m)

Shower Room

6'0" x 4'11" (1.83m x 1.52m)

Front Garden

Rear Garden

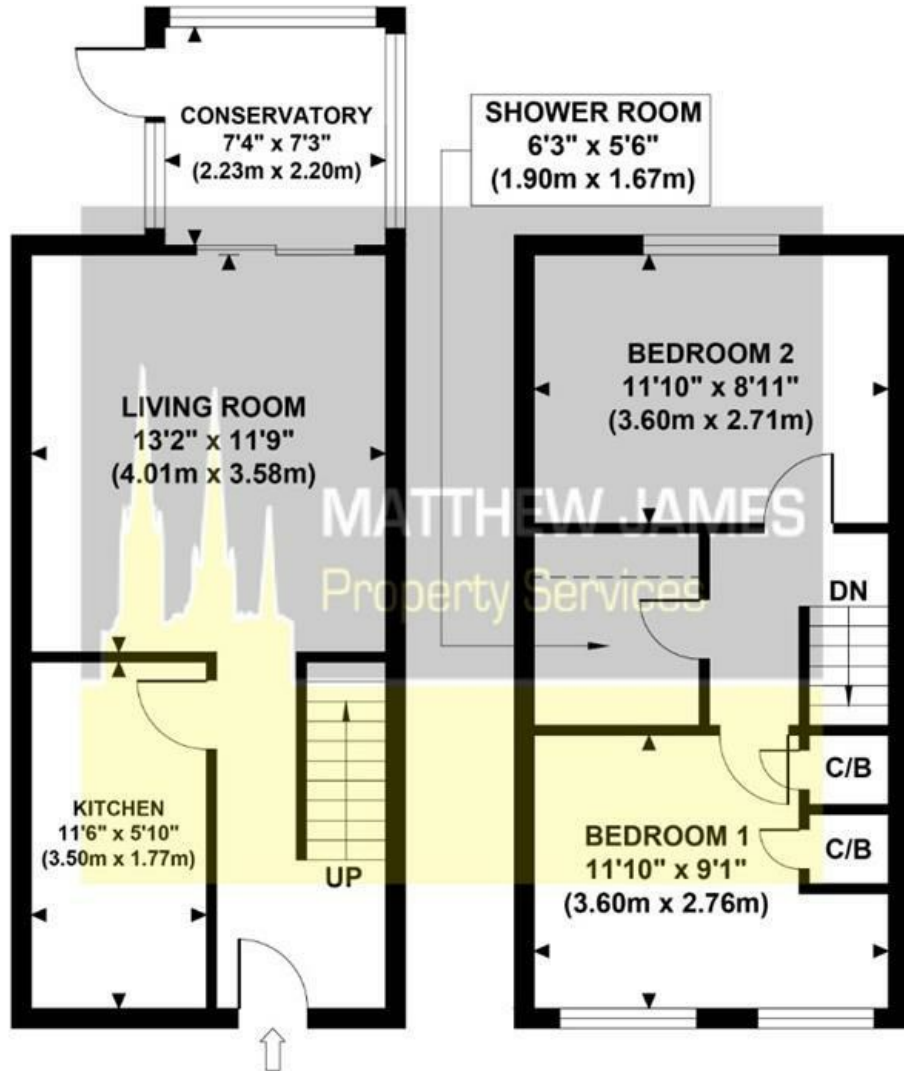


Directions



19 LADYFIELDS WAY

Approximate Gross Internal Area
642 sq ft / 59.60 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 349 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 293 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.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 (82-91) A (69-81) B (55-68) C (39-54) D (21-38) E (1-20) F (1-20) G	84	 (82 plus) A (69-81) B (55-68) C (39-54) D (21-38) E (1-20) F (1-20) G	63
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

CONTACT INFORMATION

📍 24a Warwick Row, Coventry CV1 1EY

☎ 02477 170170

✉ info@matthewjames.uk.com

🌐 www.matthewjames.uk.com

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