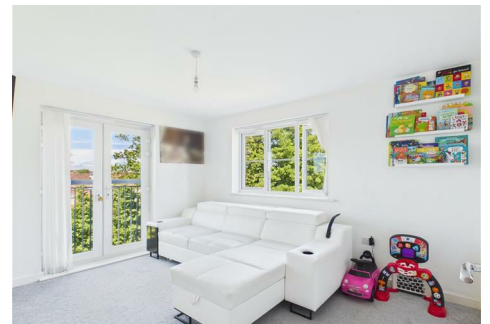




MATTHEW JAMES

Property Services



81 Chelmsford Drive, Coventry, CV6 5QA

Offers Over £140,000

TWO DOUBLE BEDROOMS... MASTER EN-SUITE... FIRST FLOOR... ALLOCATED PARKING... OPEN PLAN KITCHEN DINING ROOM... QUIET CUL-DE-SAC LOCATION... PERFECT FOR THE FIRST TIME BUYER OR INVESTMENT... CANALSIDE... Welcome to Websters House, a stunning and modern first-floor apartment located on Chelmsford Drive on the desirable Paragon Park development. This lovely property offers a perfect blend of modern living and convenience, making it an ideal choice for first-time buyers or those looking to add to their property portfolio.

As you enter, there is a wall mounted security intercom with a spacious open-plan kitchen and dining room, perfect for entertaining guests or enjoying family meals. The contemporary design is complemented by ample natural light, creating a warm and inviting atmosphere. The apartment features two generously sized double bedrooms, with the master bedroom boasting an en-suite shower room for added privacy and comfort. One of the bedrooms is currently being used as additional living space with the master having mirrored wardrobes, and an en-suite shower

The property includes a well-appointed second bathroom, ensuring that both residents and guests have easy access to facilities. Situated in a quiet cul-de-sac, this apartment offers a peaceful retreat from the hustle and bustle of city life, yet remains conveniently close to the city centre and picturesque canalside walks.

Additional benefits include allocated parking for one vehicle, making it easy to come and go as you please. The apartment is still under the NHBC warranty, providing peace of mind for the new owner. With a long lease of 994 years, this property is a fantastic opportunity that should not be missed.

Approach



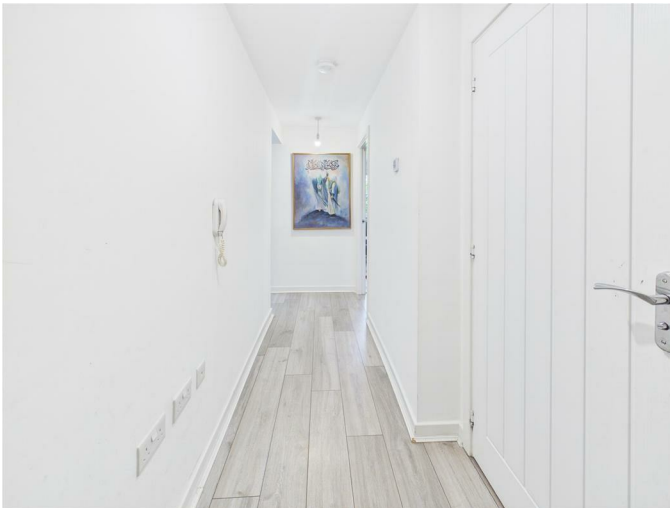
Websters House can be found in a quiet corner at the end of the development. There is secure access into the building via the front door into the:

Communal Areas



Being well kept, clean, clutter free, postal boxes and stairs leading off to the first floor. Through the front door into the:

Entrance Hallway



Having a security intercom and doors leading off to:

Bathroom

7'4 x 6'8 (2.24m x 2.03m)



Having a panel bath with rain head shower over,

pedestal wash hand basin, low level flush WC, extractor and tiling to all splash prone areas.

Living Kitchen / Diner

18'9 x 12'4 (5.72m x 3.76m)



Having a PVCu double glazed window to the rear elevation, seating area, TV point and an open plan kitchen with a range of wall, base and drawer units, space for a fridge freezer, space and plumbing for a washing machine, integrated oven with hob and extractor over and tiling to all splash prone areas.

Bedroom One

12'10 x 12'2 (3.91m x 3.71m)



Having a PVCu double glazed window to the side elevation, fully fitted mirrored wardrobes to the one wall with sliding doors and door leading off to the:

Bedroom One En-Suite



(Not Measured) Having a PVCu double obscure glazed window to the side elevation, walk-in shower enclosure with rain head shower over, pedestal wash hand basin, low level flush WC, extractor and tiling to all splash prone areas.

Bedroom Two / Further Living Space

12'10 x 10'6 (3.91m x 3.20m)



Having a PVCu double glazed window to the rear elevation and PVCu double glazed French doors with Juliet balcony to the side elevation. Currently being used as an additional living area.

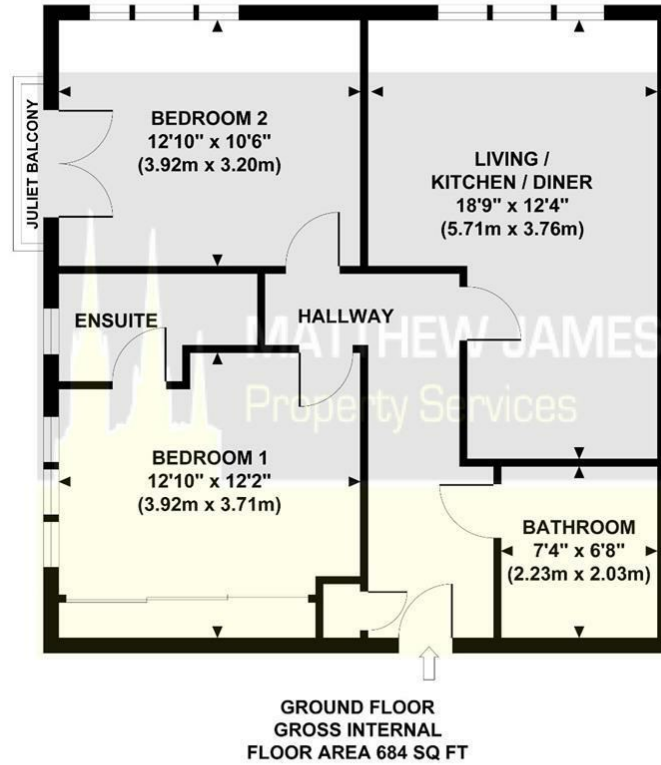
Parking

This property has an allocated parking space.

Floor Plan

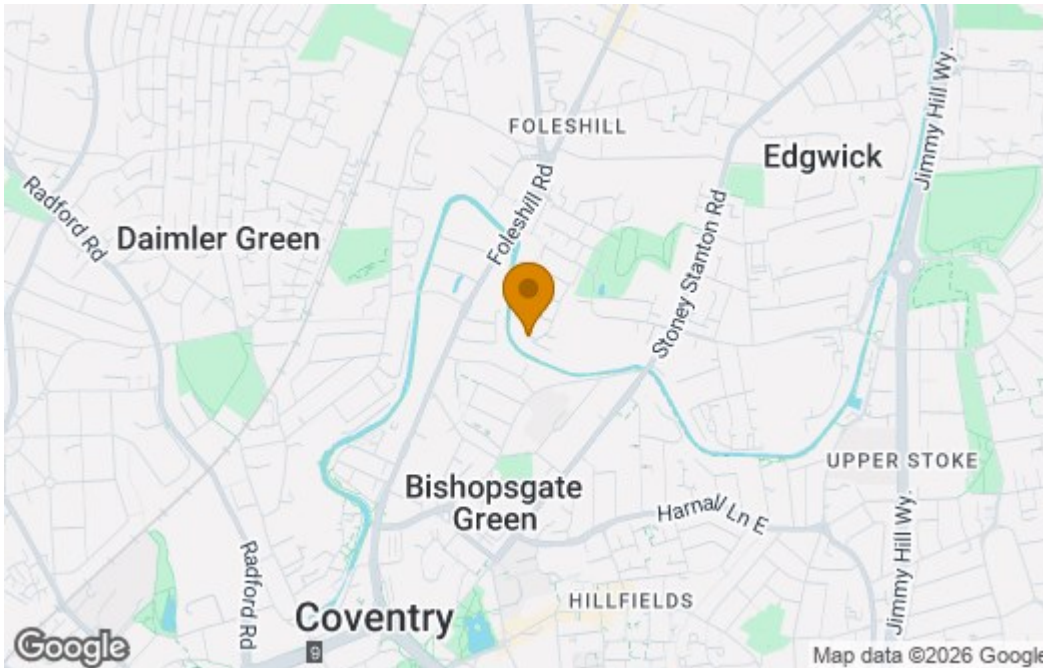
CHELMSFORD DRIVE

Approximate Gross Internal Area 684 sq ft / 63.50 sq m

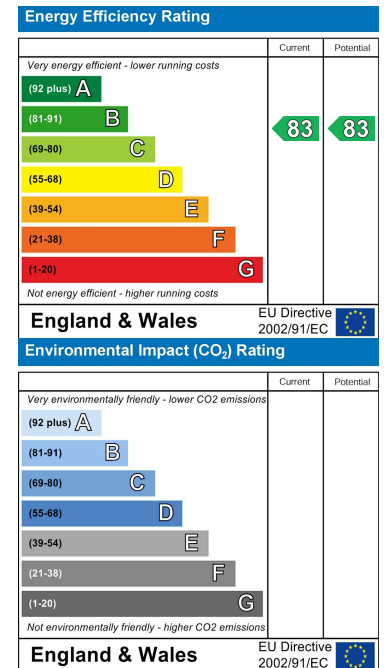


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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