



41 Randle Street, Coventry, CV6 1LU
Offers Over £170,000

THREE BEDROOMS... MID TERRACED... KITCHEN DINING ROOM... VAILLANT CENTRAL HEATING BOILER... PVCU DOUBLE GLAZING (WHERE SPECIFIED)... PERFECT FOR THE FIRST TIME BUYER... GREAT INVESTMENT OPPORTUNITY... CLOSE TO ALL AMENITIES... Located in Radford, you really do need to view this property to see the full potential of what is being offered for sale. Being of mid terrace location and comprising of three bedrooms, family bathroom, living room, open plan kitchen dining room, Vaillant central heating boiler, double glazed (where specified) and front and rear gardens. Within walking distance to local shops, schools, library and main bus routes into Coventry City Centre. Perfect opportunity for a first time buyer, those looking to downsize or add to their property portfolio for investment. Does this sound like your next family home or investment? Call us now to book your viewing!

Front Garden



Having a fenced perimeter with inset paving and through the PVCu double glazed front door into the:

Entrance Hallway

Having stairs off to the first floor and door leading off to:

Living Room

15'4 x 12'0 (4.67m x 3.66m)



Having a PVCu double glazed window to the front elevation a feature fireplace with hearth, mantle and surround with a further door leading to the:

Kitchen / Diner

15'0 x 8'6 (4.57m x 2.59m)



Having a PVCu double glazed window to the rear elevation with a wall mounted Vaillant central heating boiler, timber door leading to the rear garden area with window to the side, a range of modern wall, base and drawer units with roll top worksurface over, space and plumbing for a washing machine, integrated oven with hob and extractor over, modern colourful tiling to all splash prone areas and space for a table and seating in the dining area.

First Floor Landing



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

Family Bathroom

5'5 x 5'1 (1.65m x 1.55m)



Having a PVCu double obscure glazed window to the rear elevation, a ladder style heated towel rail, panel bath with shower attachment over, a vanity wash hand basin, low level WC, extractor and tiling to all four walls.

Bedroom One

15'4 x 11'6 (4.67m x 3.51m)



Having a PVCu window to rear elevation and built-in airing cupboard to the corner.

Bedroom Two

11'0 x 9'7 (3.35m x 2.92m)



Having a PVCu window to the front elevation.

Bedroom Three

9'6 x 7'5 (2.90m x 2.26m)

Having a PVCu window to the front elevation.

Rear Garden

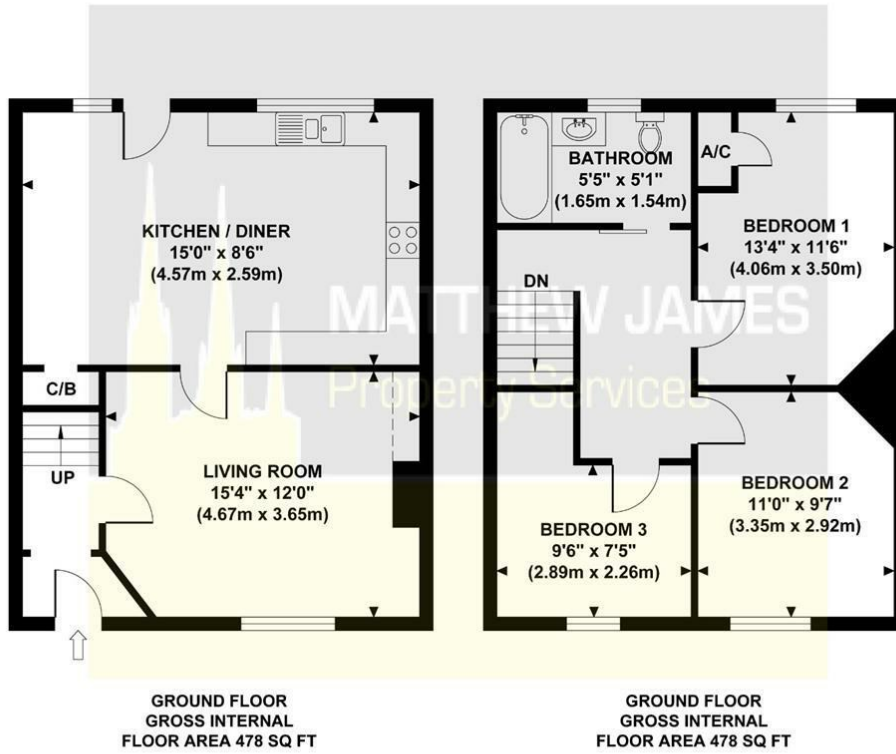


Having fenced perimeter, paved patio, laid mainly to lawn and a timber pedestrian gate that leads to the front elevation.

Floor Plan

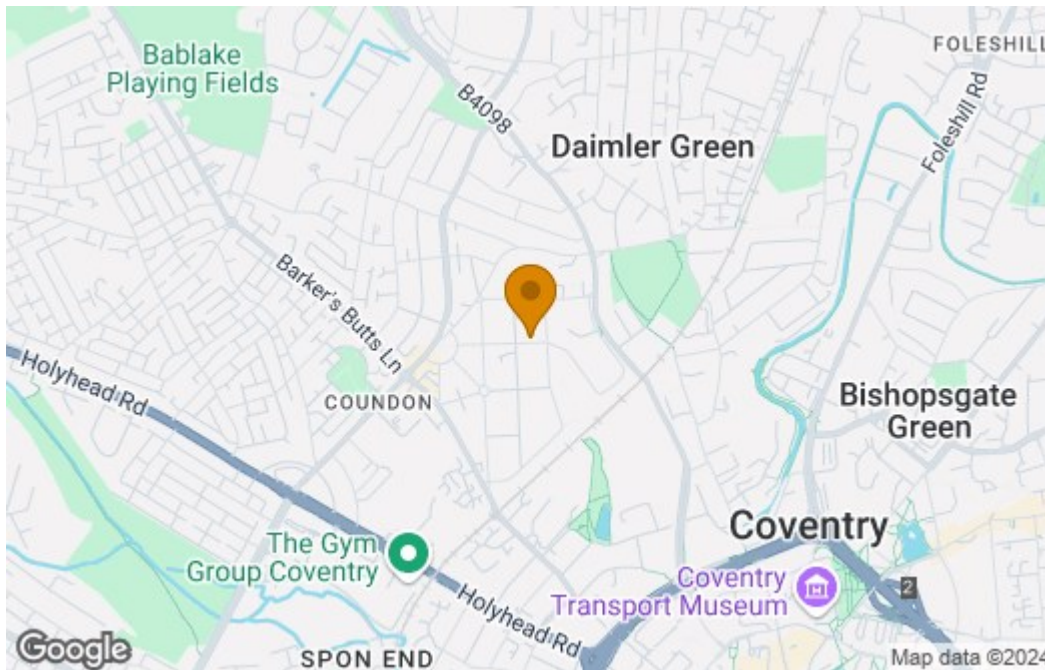
RANDLE STREET

Approximate Gross Internal Area 956 sq ft / 88.8 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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