



MATTHEW JAMES

Property Services



32 Canalside, Coventry, CV6 6RB

O.I.R.O £210,000

THREE BEDROOMS... MASTER EN-SUITE... GROUND FLOOR WC... KITCHEN DINING ROOM... ALLOCATED PARKING... NO UPWARD CHAIN... CUL-DE-SAC LOCATION... QUIET... PERFECT FOR THE FIRST TIME BUYER OR THOSE LOOKING FOR A NEW INVESTMENT PROPERTY. Located on a quiet cul-de-sac on Canalside, in Longford. This lovely end of terrace property presents an excellent opportunity for first-time buyers. The property also boasts three well-proportioned bedrooms, including a master bedroom with an en-suite shower room, ensuring comfort and privacy for the whole family.

The ground floor features a welcoming reception room that flows seamlessly into a spacious kitchen dining area, perfect for entertaining guests or enjoying family meals. A convenient ground floor WC also adds to the practicality of the layout.

Outside, you will find a private rear garden, an ideal space for relaxation or outdoor activities, providing a peaceful retreat from the hustle and bustle of daily life. The property also benefits from allocated parking for one vehicle, adding to the convenience of this lovely home.

With NO UPWARD CHAIN, this property will be ready for you to move into and make it your own. Its quiet setting is complemented by close proximity to all essential amenities, making it a perfect choice for those looking to downsize, the first time buyer or the investor. Call us now to book your viewing.

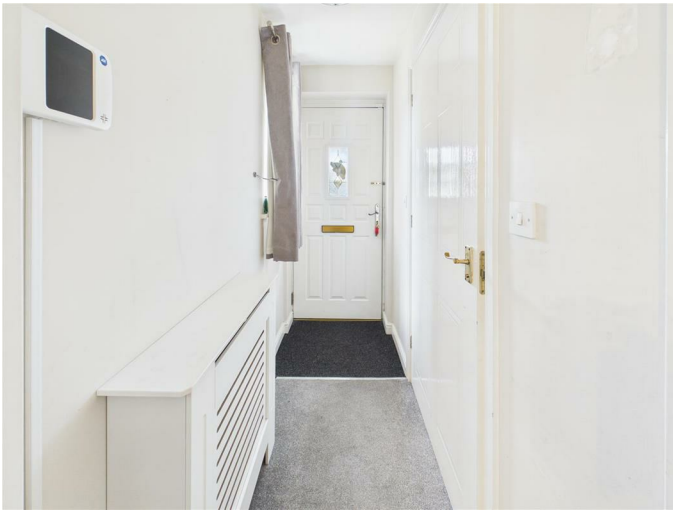
Approach



Front Garden

Laid mainly to lawn with paved pathway that leads to the front door and into the:

Entrance Hallway



Having a PVCu double glazed window to the side elevation and doors leading off to:

WC



Having a PVCu double obscure glazed window to the front elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

Living Room

17'7 x 14'5 (5.36m x 4.39m)



Having a PVCu double glazed window to the front elevation, stairs off to the first floor and door that leads to the:

Kitchen Diner

14'5 x 9'0 (4.39m x 2.74m)



Having a PVCu double glazed window and French doors to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, integrated oven with hob and extractor over, space for a fridge freezer, space for seating and tiling to all splash prone areas.

First Floor Landing

Having a PVCu double glazed window to the side elevation, balustrade, access to the loft area, airing cupboard and doors leading off to:

Bedroom One

11'6 x 8'3 (3.51m x 2.51m)



Having a PVCu double glazed window to the front elevation and door leading to the:

Bedroom One En-Suite



Having a walk-in shower enclosure, vanity style WC and wash hand basin, heated ladder style towel rail, extractor and tiling to all splash prone areas.

Bedroom Two 10'4 x 8'3 (3.15m x 2.51m)



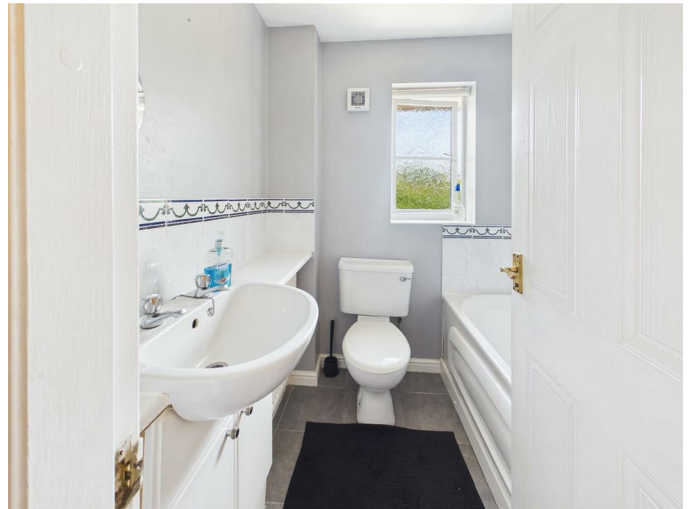
Having a PVCu double glazed window to the rear elevation.

Bedroom Three 8'9 x 6'2 (2.67m x 1.88m)



Having a PVCu double glazed window to the front elevation.

Family Bathroom



Having a PVCu double obscure glazed window to the rear elevation, panel bath, low level flush WC, vanity style wash hand basin with storage, extractor and tiling to all splash prone areas.

Rear Garden



Having fenced perimeter with paved patio area and pedestrian gate to the side.

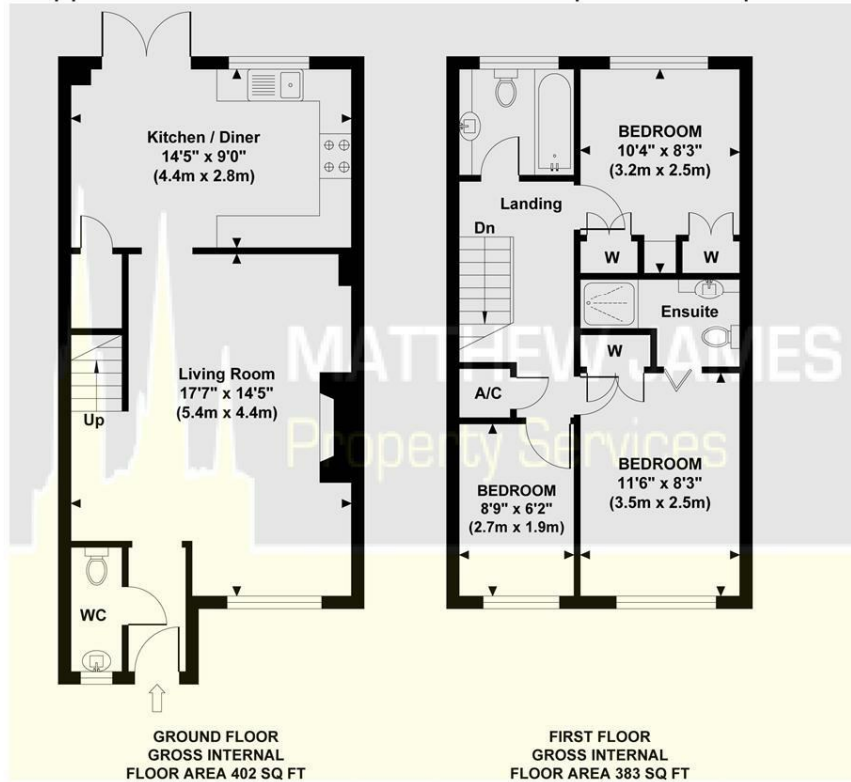
Parking



There is allocated parking to the side elevation in the parking area.

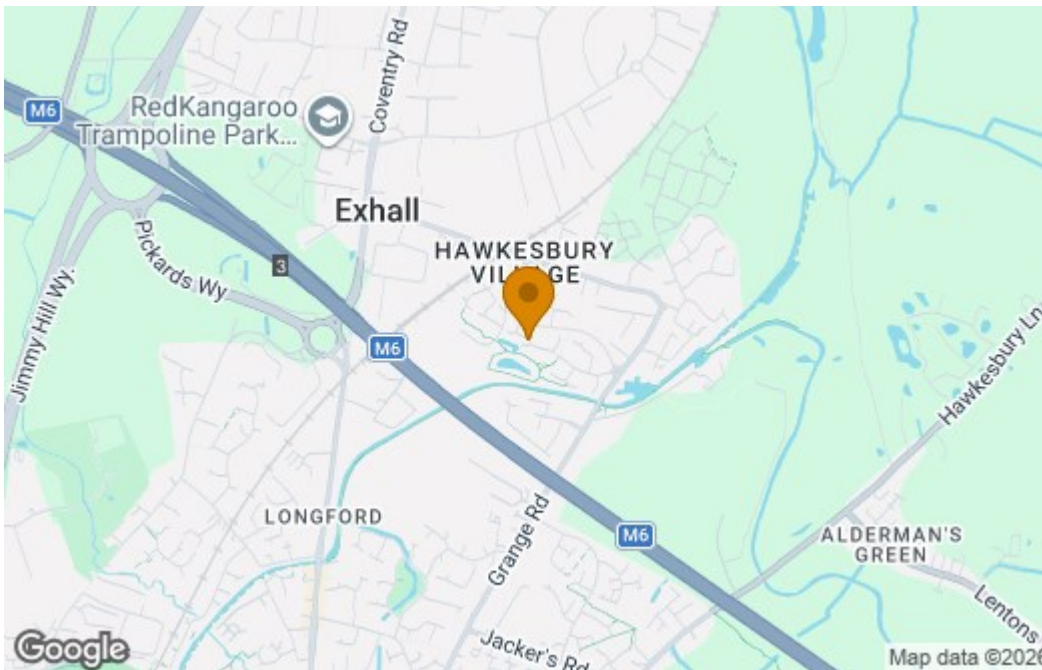
32 CANALSIDE

Approximate Gross Internal Area 785 sq ft / 72.98 sq m

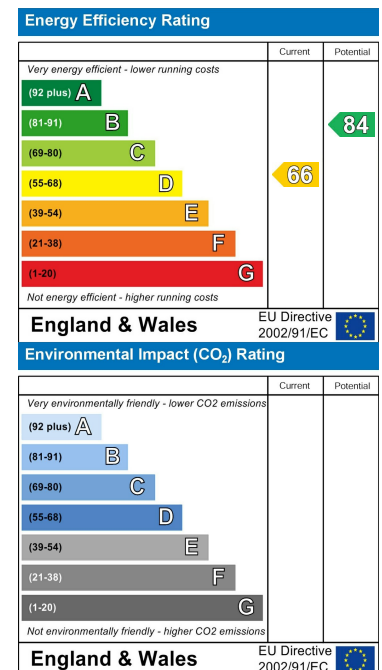


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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