



80 Armson Road, Coventry, CV7 9BU
Offers Over £185,000

Welcome to the market Armson Road in Exhall, this semi-detached house presents a remarkable opportunity for both property developers and families alike... Vacant and offered with no onward chain

Upon entering, you will find a welcoming lounge/dining room that flows seamlessly into a charming conservatory, perfect for enjoying the natural light and views of the garden. The property also features a breakfast kitchen, which is functional and ready for your personal touch. An outbuilding serves as a utility room, providing additional storage and enhancing the practicality of the home. Upstairs to the generous size family bathroom and three double bedrooms.

The exterior of the property is equally appealing, with a driveway that accommodates multiple vehicles, ensuring convenience for you and your guests. The delightful rear garden is a true highlight, featuring a vegetable patch, shrubberies, and a laid lawn, creating an inviting outdoor space for relaxation or gardening enthusiasts.

Situated within walking distance to a local convenience store, this home offers easy access to everyday amenities. Furthermore, excellent motorway links and proximity to the A444 make commuting a breeze.

While the property requires some modernisation, it is a fantastic opportunity to create a personalised haven in a desirable location. Whether you are looking to invest or settle down, this home on Armson Road is not to be missed.

Approach/ Driveway



Breakfast Kitchen

14'3 x 8'6 (4.34m x 2.59m)



Outbuilding/Utility Room

16'3 x 8'5 (4.95m x 2.57m)



Entrance Hallway

Lounge/Dining

20'2 x 11'0 (6.15m x 3.35m)



Landing

Bedroom One

11'0 (into wardrobes) x 10'8 (3.35m (into wardrobes) x 3.25m)



Conservatory

12'0 x 6'10 (3.66m x 2.08m)



Bedroom Two

9'4(max) x 9'3 (2.84m(max) x 2.82m)



Bedroom Three

9'3 x 8'6 (2.82m x 2.59m)



Bathroom

8'2 x 5'2 (2.49m x 1.57m)

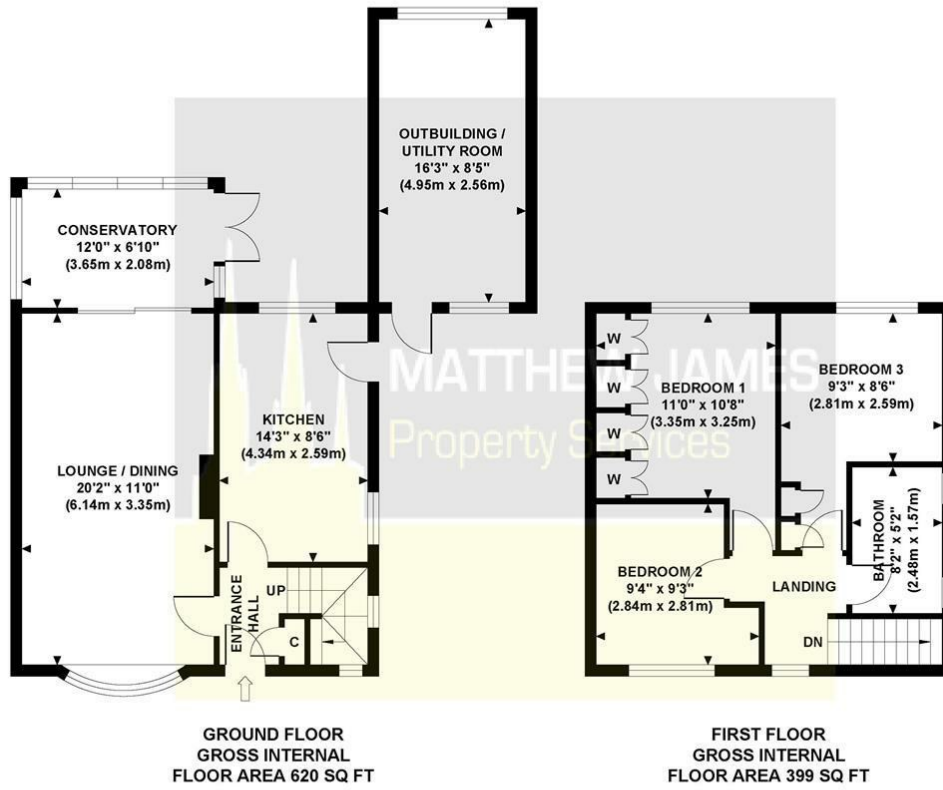


Rear Garden

Floor Plan

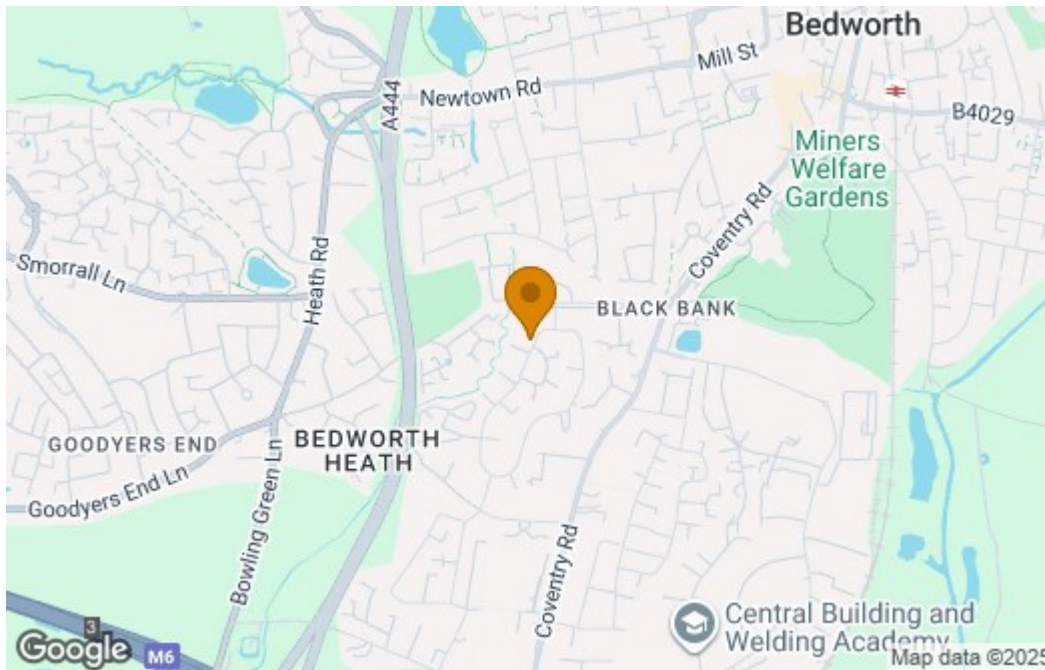
80 ARMSON ROAD

Approximate Gross Internal Area 1019 sq ft / 94.66 sq m

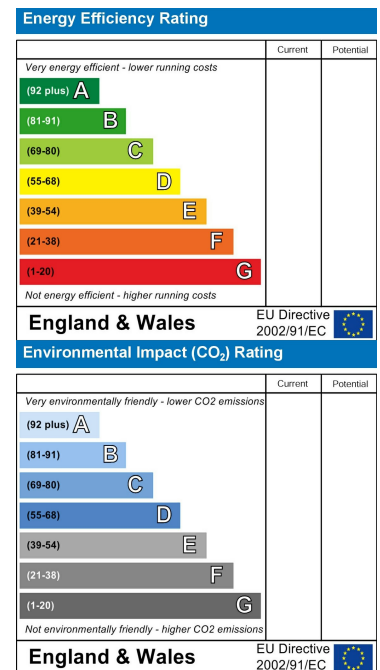


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter