



MATTHEW JAMES

Property Services



180b Sovereign Road, Coventry, CV5 6LU

£210,000

Are you looking for a property situated in the heart of Earlsdon, with lots of character that is ready to move into?... Then this is the home for you! Tastefully decorated throughout, you will feel at home as soon as you walk through the door, the current owners have highly improved the property yet still kept the original charm of the traditional home. Situated on Sovereign Road close to well regarded primary schools and within the catchment for excellent secondary schools, making this a great choice for a small family. Also within close proximity to Earlsdon high street, where you have all the local amenities you could ever need all within walking distance, including convenient stores restaurants and coffee shops, perfect for couples or working professionals.

The ground floor living accommodation flows nicely, entrance hallway, reception room/lounge with large bay window and a stunning feature fireplace. This room has a lovely cosy feel, ideal to relax after a long day at work. Down the hallway into the second reception room/dining room, again having a lovely feature fireplace and large under stairs storage cupboard. Through to the kitchen which is fitted with plenty of storage cupboards and the benefit of a separate utility room with space for all your electrical appliances. To the first floor, hallway landing, bedroom one which is an impressive size room, high ceiling and two windows allowing lots of natural light into the room. Bedroom two, also a generous size double room, plenty of space for all your furniture and then the benefit of an upstairs modernised family bathroom.

Externally to the rear, the garden is well maintained, low maintenance with laid lawn, decked area for seating and gate for access out to the rear entry. The front of the property has a small paved front garden with low level wall and access gate.

This property really is a gem! Don't miss out on this opportunity, call and book your viewing.

Approach



Kitchen

9'11 x 9'0 (3.02m x 2.74m)



Entrance Hallway



Utility Room

5'10 x 5'1 (1.78m x 1.55m)



Reception Room One

14'11 x 10'5 (4.55m x 3.18m)

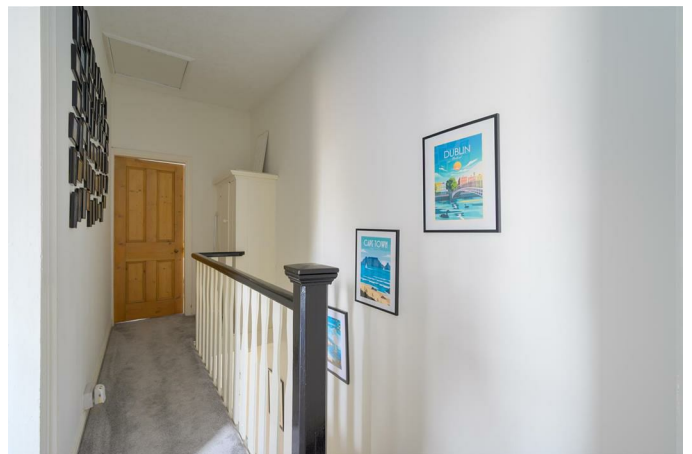


Reception Room Two

13'8 x 10'5 (4.17m x 3.18m)



Hallway Landing



Bathroom

8'11 x 7'5 (2.72m x 2.26m)



Bedroom One

13'9 x 12'10 (4.19m x 3.91m)



Bedroom Two

13'8 x 8'3 (4.17m x 2.51m)



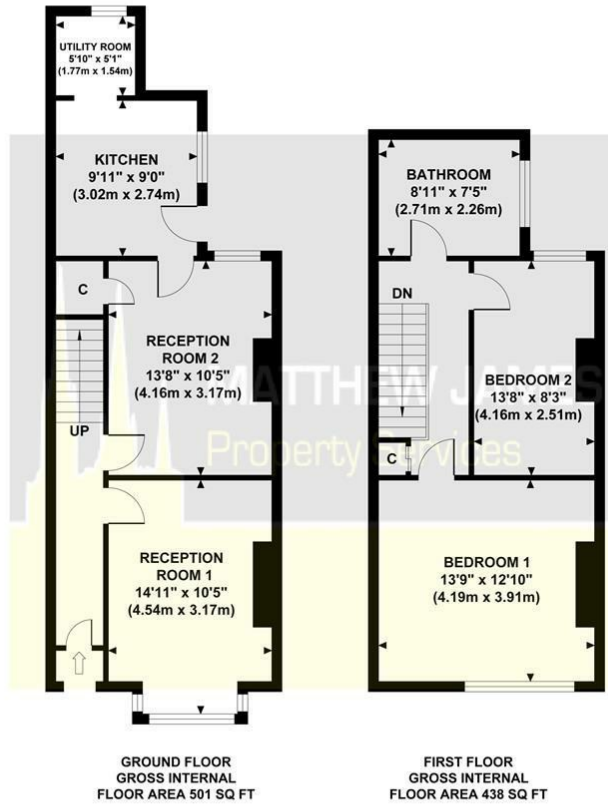
Rear Garden



Floor Plan

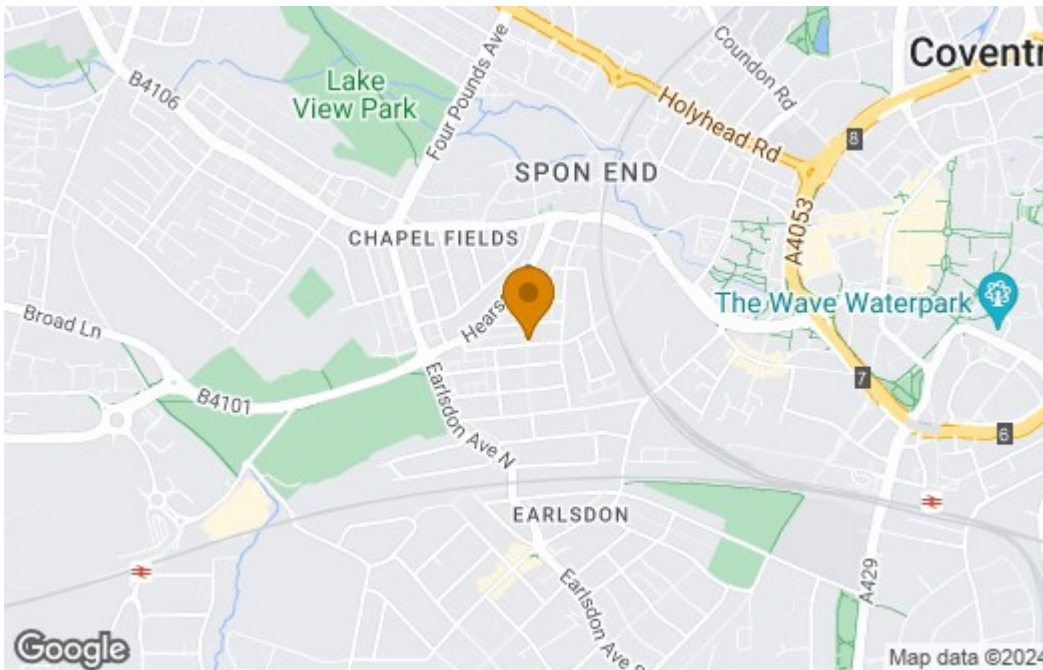
SOVEREIGN ROAD

Approximate Gross Internal Area 939 sq ft / 87.2sq m

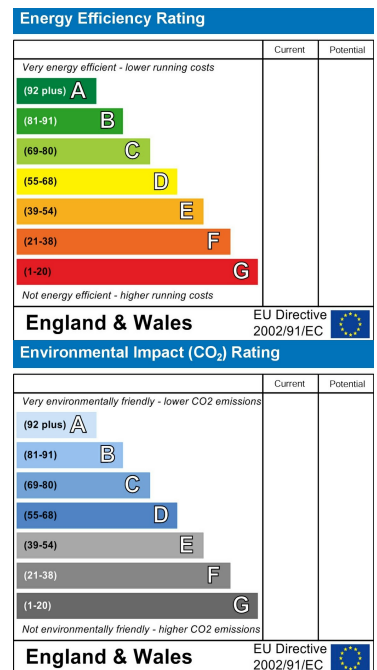


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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