



# MATTHEW JAMES

Property Services



## 105 Dorset Road, Coventry, CV1 4ED

**£189,995**

THREE BEDROOMS... DETACHED... TWO RECEPTION ROOMS... OPEN PLAN KITCHEN DINING ROOM... NEW BOILER FITTED... UTILITY ROOM... GROUND FLOOR WC... FIRST FLOOR SHOWER ROOM... VACANT & NO UPWARD CHAIN! Located in Radford, this larger than average property needs to be viewed to appreciate the size of the property and what is being offered for sale. In brief, it has two reception rooms, open plan kitchen dining room, utility room, ground floor WC, three bedrooms (two of which are large doubles), first floor shower room and rear garden / courtyard area. Being detached and having a new central heating boiler installed, this property is also being sold VACANT and having NO UPWARD CHAIN. Close to local shops, schools and bus routes to Coventry City Centre, could this property be your next family home or investment property? Call us now to book your viewing!

### **Entrance Hallway**

Through the front door leads into the open hallway with beautiful Minton flooring, stairs lead off top the first floor, under stairs storage and doors lead off to:

### **Reception Room One**

15' x 11' (4.57m x 3.35m)

Having a window to the front elevation and fireplace to the one wall.

### **Reception Room Two**

12'5 x 11' (3.78m x 3.35m)

Having a window to the front and rear elevations, fireplace and built-in wardrobe to the one wall.

### **Open Plan Kitchen Dining Room**

16'0" maximum x 8'7" (4.90m maximum x 2.62m)

Having a window to the rear and two to the side elevation, a range of wall, base and drawer units with roll top work surface over, integrated dishwasher, integrated fridge, integrated oven with hob and extractor over, space for table and chairs, tiling to all splash prone areas and bi-door that leads to the:

### **Utility Room**

6'9 x 5'9 (2.06m x 1.75m)

Having power and plumbing for a washing machine, door that leads to the rear garden / courtyard area and further bi-door that leads to the:

### **Ground Floor Cloakroom**

5'3 x 4'11 (1.60m x 1.50m)

Having a window to the side elevation and low level WC.

### **First Floor Landing**

Having balustrade and doors leading off to:

### **Bedroom One**

14'11" maximum x 10'11" (4.57m maximum x 3.35m)

Having a window to the front elevation and fireplace to the one wall.

### **Bedroom Two**

12'5 x 11' (3.78m x 3.35m)

Having a window to the front and fireplace with built-in wardrobes either side to the one wall.

### **Bedroom Three**

8'7 x 6'4 (2.62m x 1.93m)

Having a window to the rear elevation and built-in cupboard housing the newly installed combination central heating boiler.

### **Family Shower Room**

8'7 maximum x 5'7 (2.62m maximum x 1.70m)

Having a window to the rear elevation, walk-in shower enclosure, low level flush WC, pedestal wash

hand basin, wall mounted heater and modern tiling to all four walls.

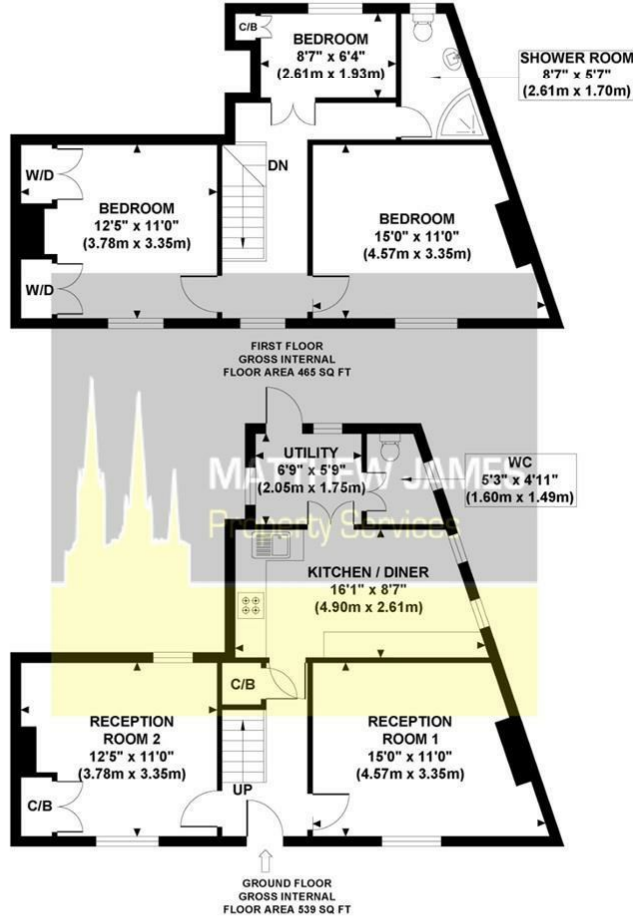
### **Rear Garden Area**

Being of courtyard design and having timber gate that leads back to the front elevation.

# Floor Plan

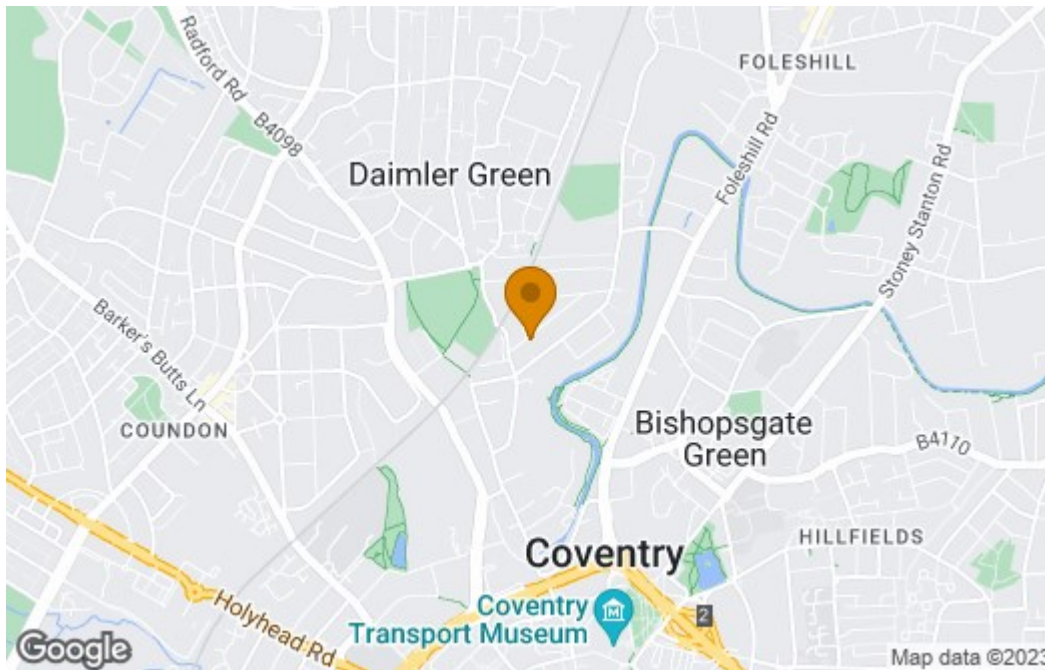
## DORSET ROAD

Approximate Gross Internal Area 1004 sq ft / 93.30 sq m

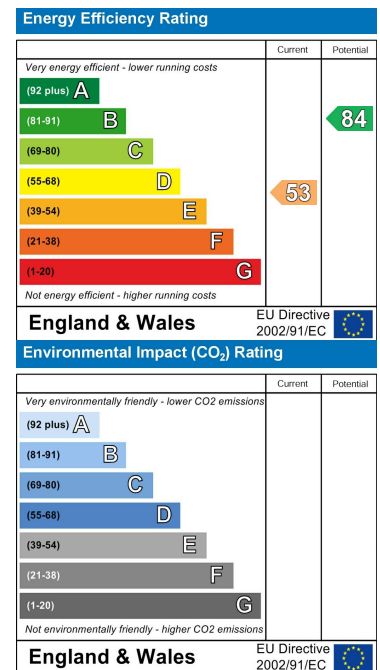


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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