

# MATTHEW JAMES

## Property Services



## 169B Albany Road, Coventry, CV5 6NE

### Offers Over £130,000

\*\*\*\*FABULOUS TWO BEDROOM APARTMENT IN THE EARLSDON AREA OF COVENTRY\*\*\*\*

A second floor two bedroom terraced property on Albany Road in the desirable Earlsdon area of Coventry, this charming two-bedroom apartment presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a well-appointed reception room that is both light and airy, creating a welcoming atmosphere for relaxation and entertaining.

The fitted kitchen features sleek cream gloss cabinetry, providing a modern touch and ample storage for all your culinary needs. The bathroom is equipped with a stylish vanity, ensuring both functionality and elegance. Both bedrooms are generously sized, offering comfortable spaces for rest and personalisation.

Conveniently located, the apartment is just a short stroll from Earlsdon High Street, where you will find a delightful selection of shops and restaurants, perfect for enjoying local amenities. Additionally, the property benefits from parking at the rear, a valuable asset in this bustling area. With the town centre within walking distance, you will have easy access to a wider range of services and attractions.

This apartment is a fantastic choice for those looking to enter the property market or expand their investment portfolio. Don't miss the chance to make this lovely home your own.

## Kitchen

11'10 x 5'10 (3.61m x 1.78m)



## Living Room

11'9 x 13'0 (3.58m x 3.96m)



## Bedroom One

13'0 x 9'2 (3.96m x 2.79m)



## Bedroom Two

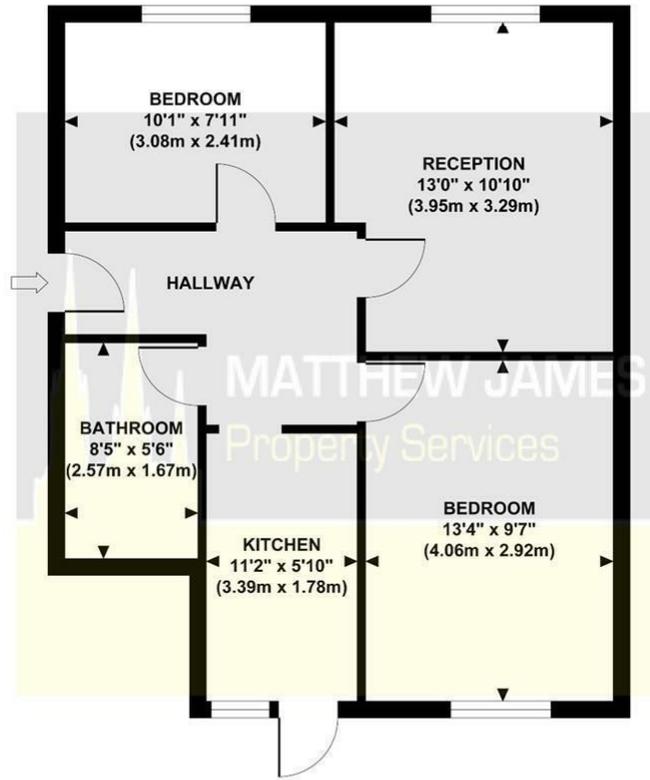
13'0 x (3.96m x)

## Bathroom

8'5 x 5 (2.57m x 1.52m)

# Floor Plan

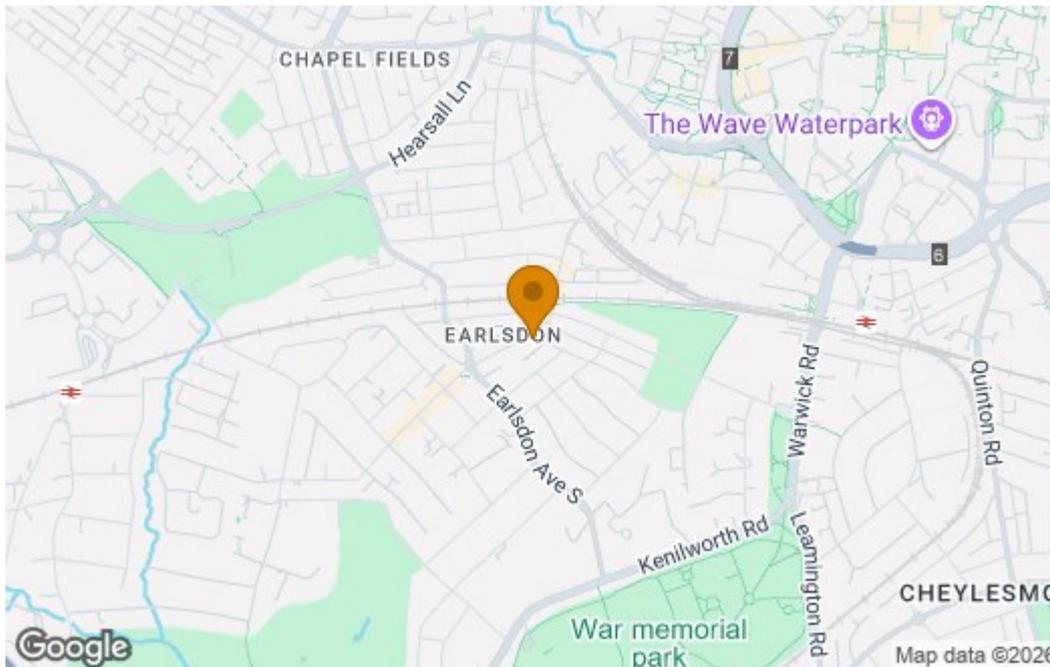
**ALBANY ROAD**  
 Approximate Gross Internal Area  
 513 sq ft / 47.70 sq m



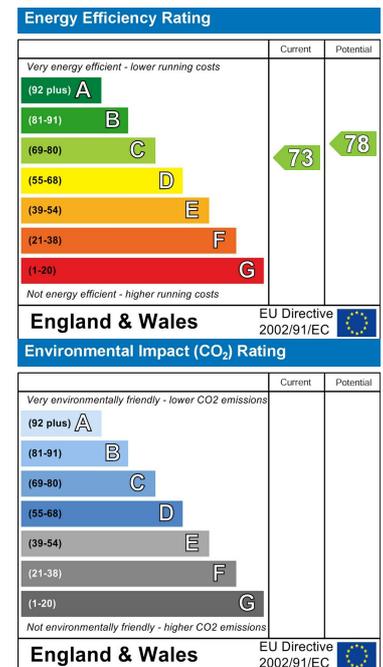
**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 513 SQ FT**

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

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