



**MATTHEW JAMES**  
Property Services



## 129 Grindle Road

Longford, Coventry, CV6 6DS

£134,995



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## Communal Areas

Having mature canal side landscaped gardens with paved pathway that leads to through the security door and the property is located via stair well on the first floor.

## Entrance Hallway

Having storage cupboard off, intercom security system and doors leading off to:

## Family Bathroom

7'1 x '5 (2.16m x '1.52m)

Having a panel bath with shower over, pedestal wash hand basin, low level flush WC, extractor, shaving point and tiling to all four walls.

## Bedroom Two

10'3 x 7'7 (3.12m x 2.31m)

Having a PVCu double glazed window to the front elevation.

## Bedroom One

13 x 10'2 (3.96m x 3.10m)

Having a PVCu double glazed window to the rear elevation and built-in wardrobe with matching bedside table.

## Lounge Dining Room

19'5 x 11'7 (5.92m x 3.53m)

Having double opening doors from the entrance hallway, PVCu double glazed French doors that lead to the Juliet balcony (with beautiful canal views) and further door that leads to the:

## Breakfast Kitchen

11'6 x 10'9 (3.51m x 3.28m)

Having a PVCu double glazed window to the front elevation, lovely range of wall, base and drawer units with roll top work surface over, space and plumbing for washing machine, space for a fridge freezer, brand new oven with halogen hob and extractor over and modern tiling to all splash prone areas.

## Allocated Parking

There is also allocated parking with this property with steps down to Coventry Canal making a great place for those that enjoy fishing.



## Road Map



## Hybrid Map



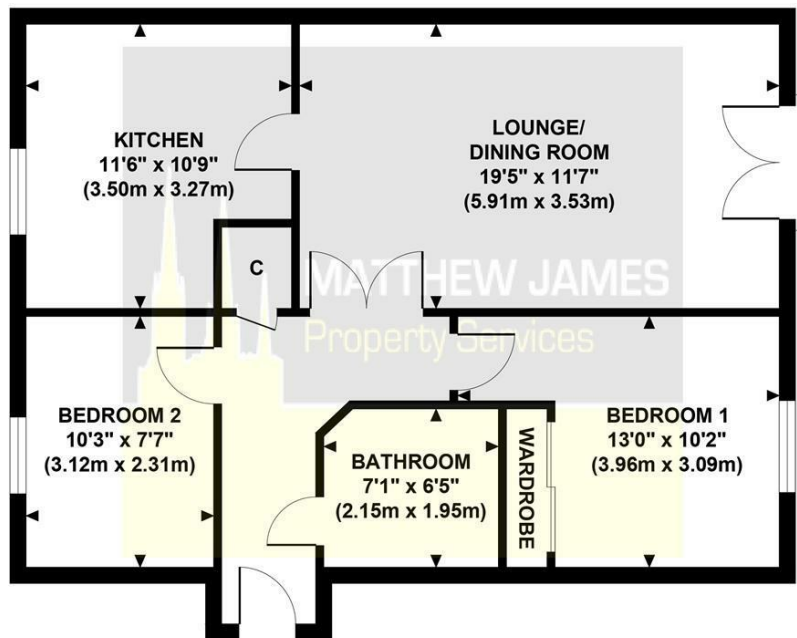
## Terrain Map



## Floor Plan

### GRINDLE ROAD

Approximate Gross Internal Area: 677.05 sq ft / 62.90sq m



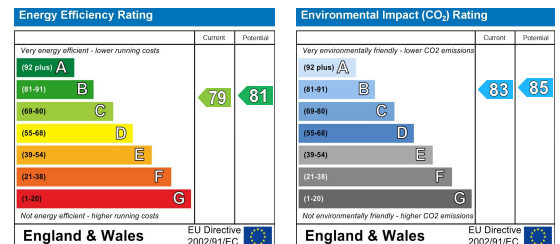
### GROUND FLOOR

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

## 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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