

## 23 Norwood Grove

, Coventry, CV2 2FR

**£164,995**

NO UPWARD CHAIN...END TERRACE...THREE BEDROOMS...OPEN PLAN LOUNGE / DINING...AMTICO FLOORING...FANTASTIC FAMILY HOME OR INVESTMENT WITH A POTENTIAL RENT OF £775 pcm. You'll find this property located in the popular area of Potters Green, with everything you need within easy reach. The University Hospital Coventry is just a few minutes drive, easy access to the M6 motorway for those commuters and not forgetting Walsgrave Triangle and the Ricoh Arena area for those that enjoy eating out, leisure activities and a bit of retail therapy on your doorstep.

Hang your coat and kick the shoes off in the porch way and be welcomed home into the hallway with its stunning AMTICO flooring. Head into the kitchen which is loaded with storage space and can accommodate all modern appliances, it certainly packs a punch for space... take a stroll out to the rear garden with its decking and barbecue area to enjoy that coffee or alfresco dining - British weather permitting of course...

The AMTICO flooring continues into the open plan lounge / dining area which is the perfect place to catch up with family or friends to relax and enjoy. With patio doors opening into the rear garden, and large window to the front, this room has a lovely feel of being spacious and light too, ideal for creating your preferred layout and furniture style.

Upstairs you'll find a modern family bathroom with a newly installed shower, three bedrooms which are all very generous in size and access to the loft. The property also benefits from PVCu windows and doors.

Please call us on to arrange a viewing of this property - be assured that COVID guidelines are being adhered to.

### Viewing

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

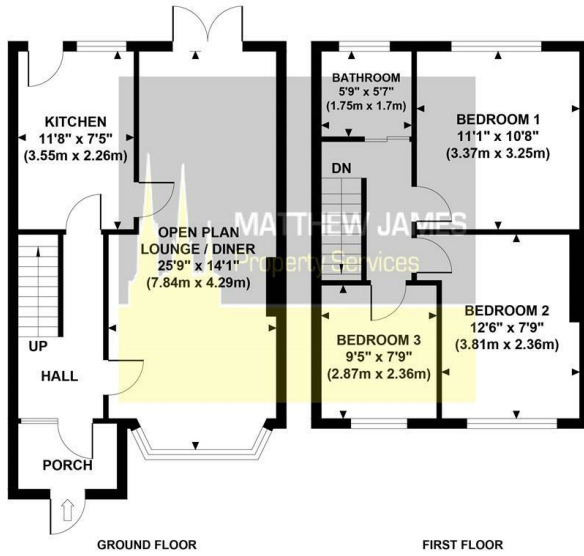
- End Terraced
- Perfect Investment
- Three Bedrooms
- Amtico Flooring
- Open Plan Lounge / Diner
- Potential to Extend



# Floor Plan

## 23 NORWOOD GROVE

Approximate Gross Internal Area  
856.80 sq ft / 79.6 sq m

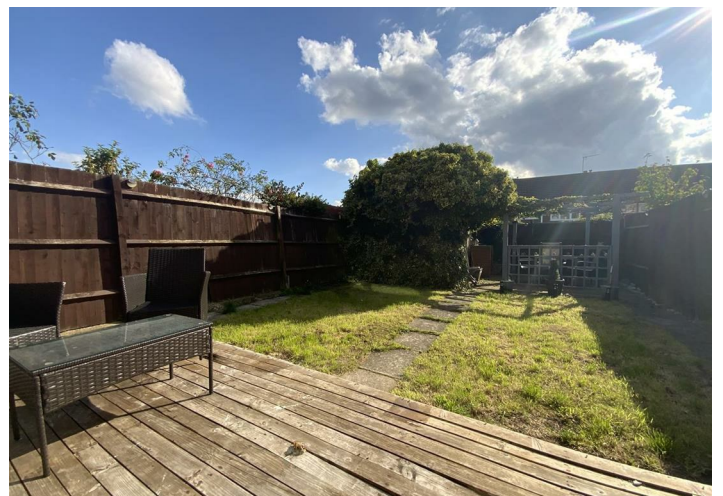
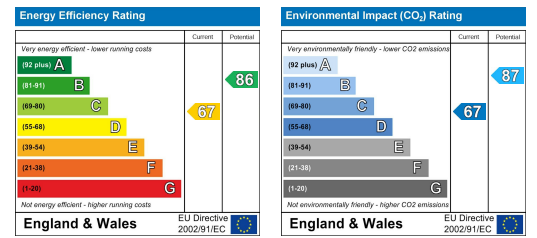


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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