

46 Robert Road, Coventry, CV7 9GU

Offers Over £180,000

DETACHED TWO-BEDROOM BUNGALOW, QUIET LOCATION WITH NO CHAIN AND EXCELLENT POTENTIAL

A rare opportunity to acquire a detached bungalow occupying an attractive position on a quiet residential road in Exhall. Offered with vacant possession and no onward chain, this charming property provides an exciting opportunity for a purchaser looking to modernise, improve and create a home tailored to their own requirements. The bungalow would benefit from some updating and modernisation, providing an excellent blank canvas for a new owner. With the right improvements, there is considerable scope to enhance both the accommodation and value of this attractive detached property. Any further development would, of course, be subject to the necessary planning permissions and consents.

From the outset, the property offers plenty of appeal, with a front garden, side access to the garage, providing excellent practicality and potential. The accommodation comprises a welcoming entrance hallway, two generous double bedrooms, a shower room and a well-proportioned lounge/diner with the kitchen conveniently positioned off. To the rear, a conservatory provides additional living space and enjoys direct access onto the garden. The rear garden is a particular feature, offering a combination of lawn and patio area, together with a beautiful mature oak tree, creating a charming backdrop and a lovely setting for outdoor enjoyment.

The location is exceptionally convenient, with The Coventry Building Society Arena and Arena Retail Park close at hand, alongside a range of local shops, schools and everyday amenities. Excellent road connections provide straightforward access to the M6 and A444, making this an ideal location for those requiring convenient access to Coventry, Nuneaton and the wider motorway network.

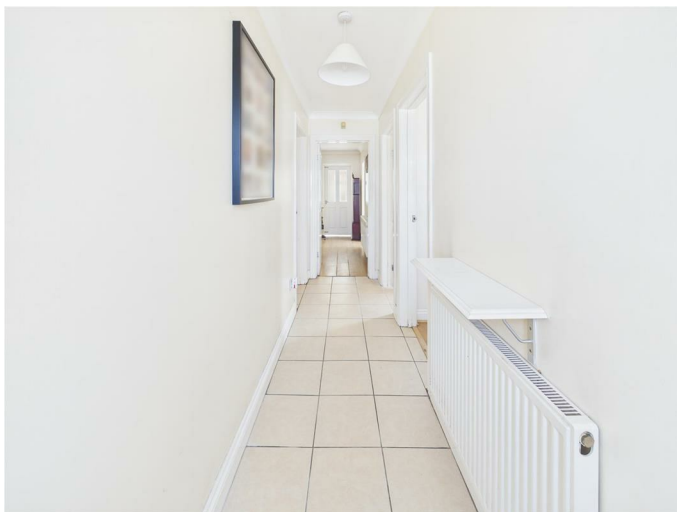
Approach



Shower Room



Entrance Hallway



Lounge/ Diner

11'5 x 11'2 (0.43m x 3.40m)



Kitchen

8'4 x 8'1 (2.54m x 2.46m)



Bedroom One

14'2 x 10'10 (4.32m x 3.30m)



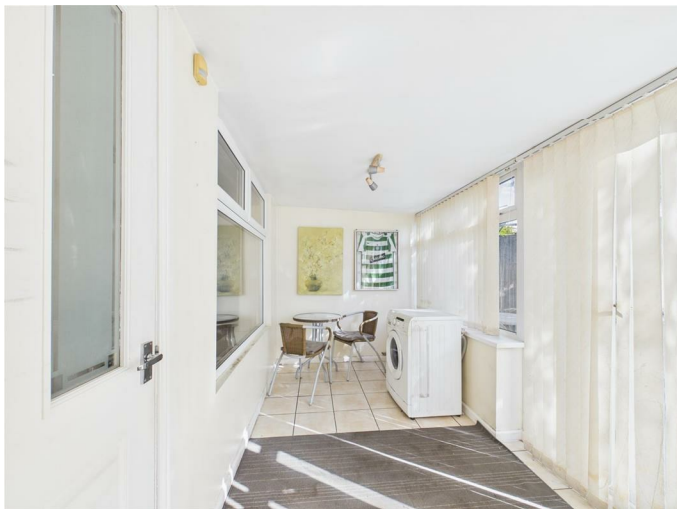
Bedroom Two

9'11 x 8'0 (3.02m x 2.44m)



Conservatory

16'1 x 6'0 (4.90m x 1.83m)



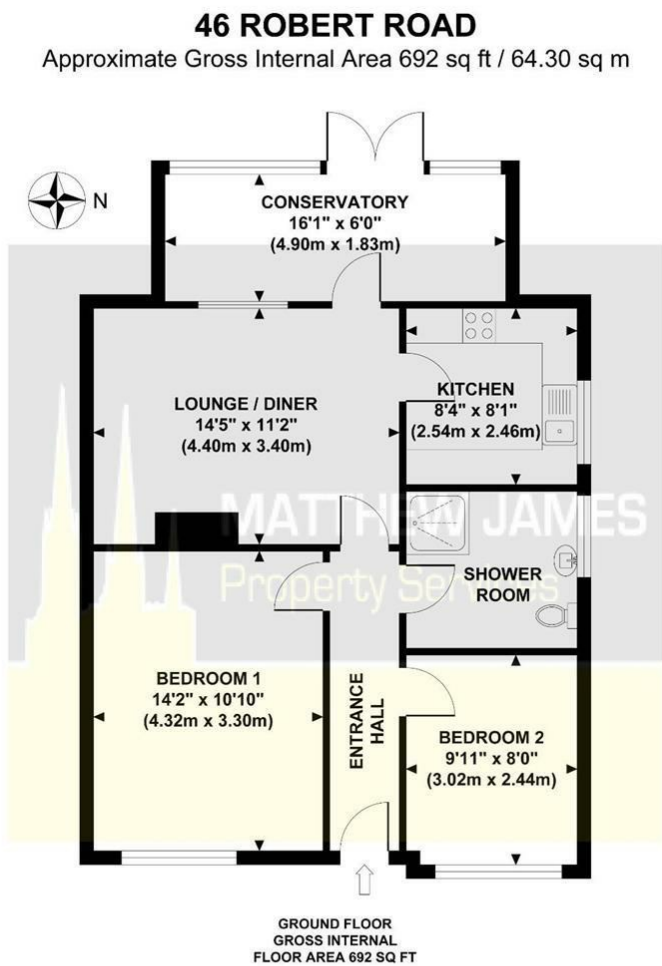
Rear Garden



Garage

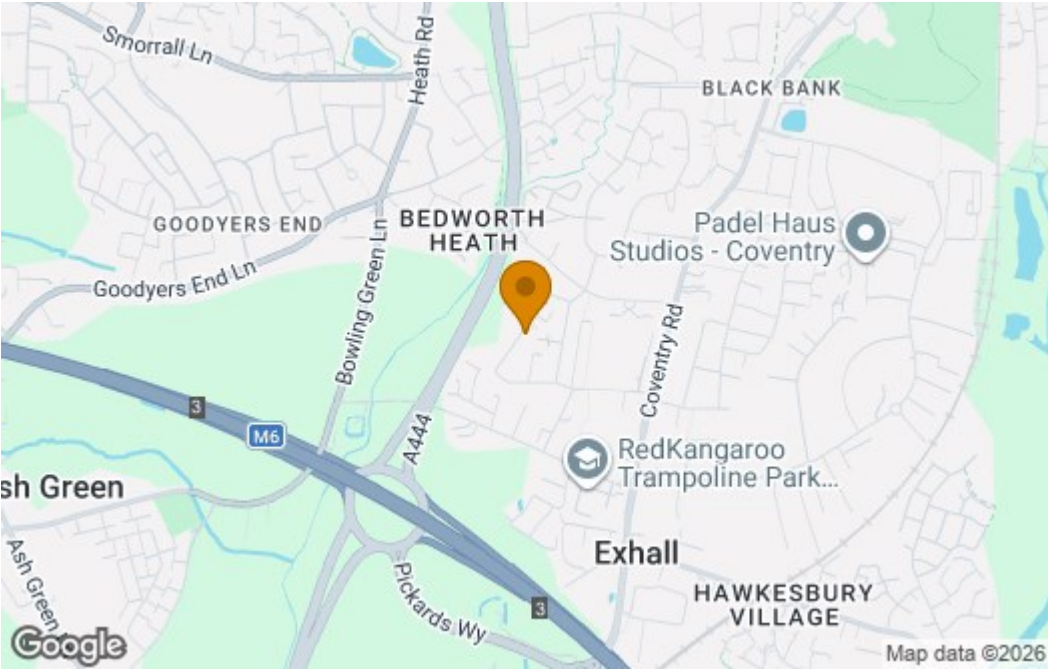


Floor Plan

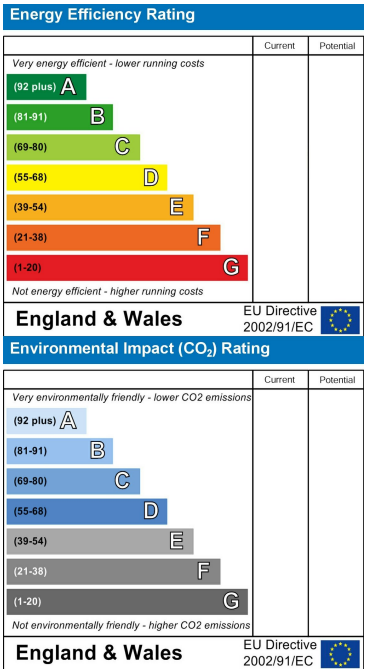


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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