



# MATTHEW JAMES

## Property Services



## 36 Mardol Close, Coventry, CV2 1BA

### £220,000

TWO DOUBLE BEDROOMS (ONE ON THE GROUND FLOOR AND ONE UPSTAIRS)... SEMI DETACHED... VACANT... NO UPWARD CHAIN... CONSERVATORY... GARAGE... SHOWER ROOM... LARGE KITCHEN... GOOD SIZED REAR GARDEN... CUL-DE-SAC LOCATION... SOLAR PANELS... Located on a quiet cul-de-sac in Wyken, this charming semi-detached bungalow presents an excellent opportunity for those seeking a spacious home. The property boasts two generous double bedrooms, with one conveniently located on the ground floor and the other on the first floor, providing flexibility for various living arrangements.

Upon entering, you will find a welcoming vestibule hallway dining room. There's also a good sized living room, kitchen and a ground floor shower room so the layout is very practical for those less able, making it also ideal for those looking to downsize without compromising on comfort. The bungalow is further enhanced by a conservatory, which allows for an abundance of natural light and creates a perfect spot to enjoy the garden views throughout the seasons.

The property is also equipped with solar panels, promoting energy efficiency and potentially reducing utility costs. Additionally, a garage provides secure parking and extra storage space, catering to all your practical needs.

With the added benefit of being vacant and with no upward chain, this bungalow is ready for you to move in and make it your own. Whether you are a first-time buyer, a growing family, or someone looking to enjoy the ease of single-level living, this delightful home in Coventry is not to be missed. Come and experience the charm and convenience that Mardol Close has to offer. Call us now to book your immediate viewing.



## Front Garden



Laid mainly to decorative paving with planted centre, walled perimeter and access to the side elevation and through the outer door into the:

## Entrance Porch

Having further door that leads to the:

## Vestibule Hallway / Dining Area

12'10 x 8'8 (3.91m x 2.64m)



Having a PVCu double glazed window to the front elevation, stairs lead off to the first floor and further doors lead off to:

## Bedroom One

12'11 x 11'7 (3.94m x 3.53m)

Having a PVCu double glazed window to the front elevation, built-in fully fitted wardrobes to the one wall.

## Living Room

16'8 x 11'8 (5.08m x 3.56m)



Having obscure glazed picture window as you enter with sliding patio doors to the conservatory, feature

fireplace with hearth, mantle and surround and inset electric fire.

## Conservatory

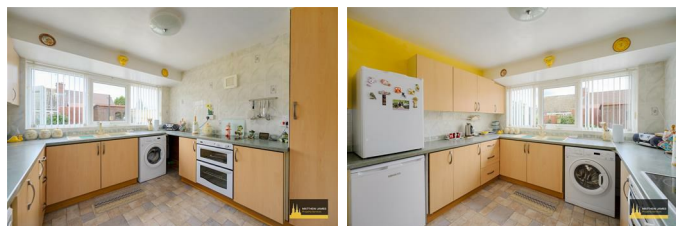
10'1 x 7'10 (3.07m x 2.39m)



Being of PVCu double glazed design with French doors that lead to the garden area.

## Breakfast Kitchen

10'7 x 9'11 (3.23m x 3.02m)



Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with space and plumbing for a washing machine, space for an under counter fridge, cooker with four ring electric hob over and tiling to all splash prone areas.

## Shower Room

6'4 x 5'7 (1.93m x 1.70m)

Having a PVCu double obscure glazed window to the side elevation, walk-in shower enclosure, pedestal wash hand basin, low level flush WC, extractor, tiling to all splash prone areas.

## Bedroom Two

19'7 x 14'3 (5.97m x 4.34m)



Having a PVCu double glazed window to the side elevation, some restricted head height and door that leads to:

## Large Storage Area

19'7 x 10'9 (5.97m x 3.28m)

Having some restricted head height and perfect for storage or future development.

## Rear Garden



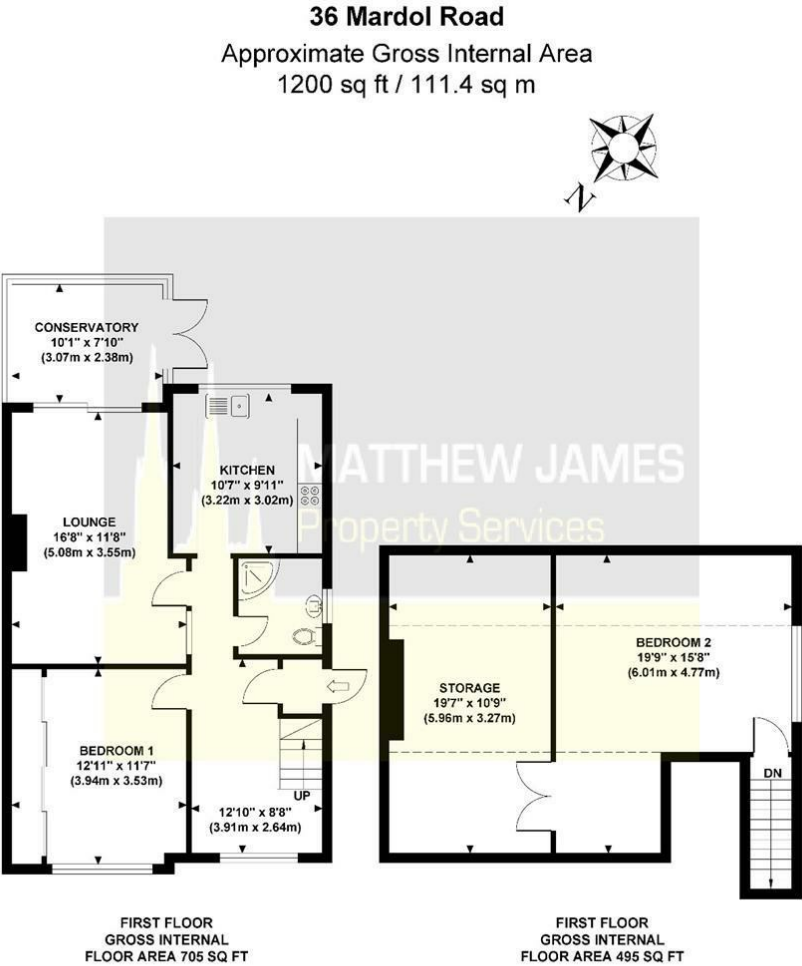
Having fenced perimeters, mainly laid to decorative paving with garden shed and pedestrian gated access to the front elevation.

## Garage

14'7 x 8'6 (4.45m x 2.59m)

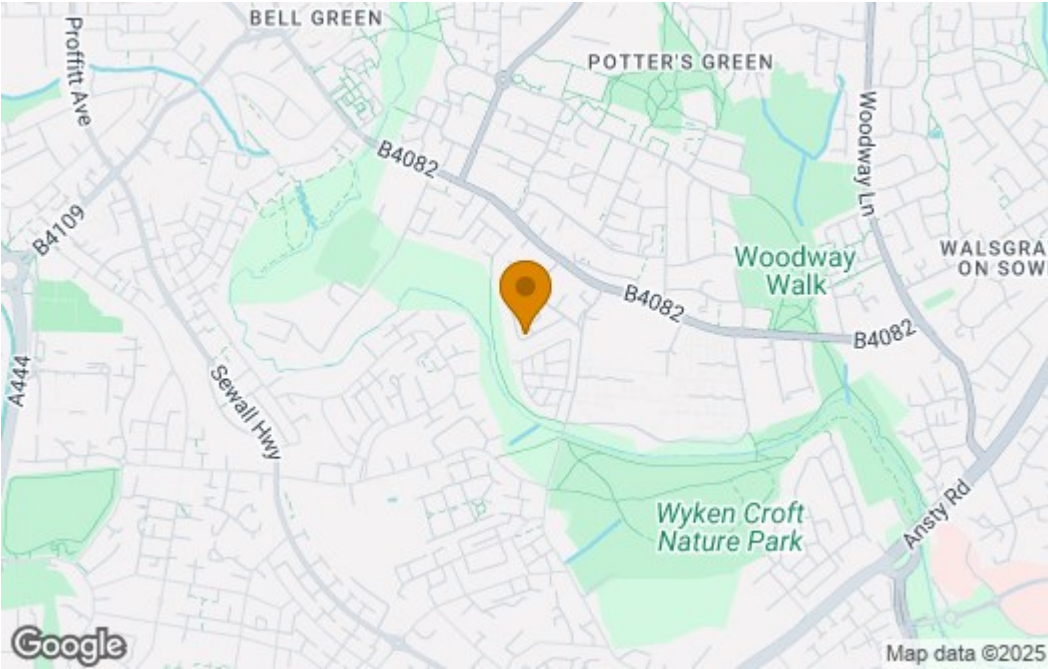
Having up and over door.

Floor Plan

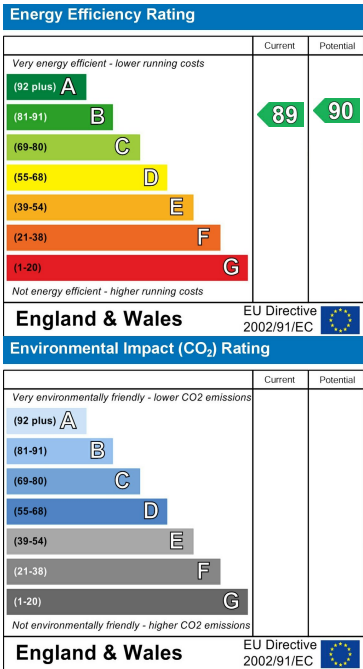


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

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