



87 Westbury Road, Coventry, CV5 8HZ
£155,000

GROUND FLOOR MAISONETTE... LONG LEASE & NO SERVICE CHARGES... SOUGHT AFTER AREA... TWO BEDROOMS... VACANT... NO UPWARD CHAIN... GARDENS TO THREE SIDES... PARKING FOR TWO VEHICLES... GARAGE WITH MECHANIC PIT. Located in Coundon, this lovely two bedroom maisonette needs to be viewed to appreciate what is being offered for sale. Located on the ground floor, this property benefits from gardens to three sides, a garage with mechanics pit and its being offered as VACANT, NO UPWARD CHAIN, LONG LEASE & NO SERVICE CHARGES. Also, briefly comprising of lounge, breakfast kitchen, family bathroom with shower over bath and storm porch Located close to shopping parade, main bus route into Coventry City Centre, public house and the main road network leading to motorways. Call us now to book your immediate viewing.

Entrance Hallway

Having storage cupboard, airing cupboard and doors leading off to:

Bedroom One

10'3 x 10' (3.12m x 3.05m)

Having a PVCu double glazed window to the front elevation.

Lounge

13'10 x 10'9 (4.22m x 3.28m)

Having a PVCu double glazed window to the front elevation and feature shelves to the one wall.

Kitchen

10'5 x 7'5 (3.18m x 2.26m)

Having a PVCu double glazed window with door that leads to the porch area, range of wall, base and drawer units with roll top work surface over, space for a cooker, space for an under counter fridge and freezer, space and plumbing for a washing machine, space for a tumble dryer, breakfast bar and tiling to all splash prone areas.

Family Bathroom

6'6 x 5'0 (1.98m x 1.52m)

Having a PVCu double obscure glazed window to the rear elevation, a p-bath with shower over, vanity flush WC, shaver point and tiling to all splash prone areas.

Bedroom Two

8'9 x 5'11 (2.67m x 1.80m)

Having a PVCu double glazed window to the side elevation.

Outdoor Space To Front

Having gardens to two sides with planted borders and pathway that leads to the:

Outdoor Space To Rear

Having concreted area with fenced perimeter and pedestrian gate that leads to the side elevation.

Garage

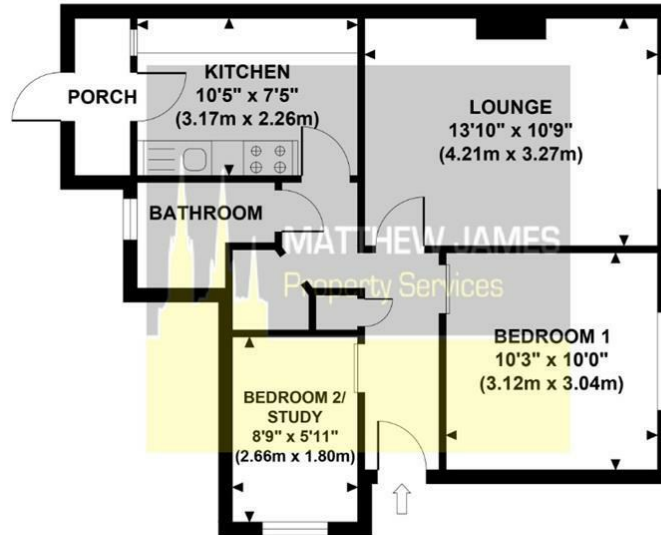
15'8 x 6'3 (4.78m x 1.91m)

Having an up and over door and mechanics pit.

Floor Plan

WESTBURY ROAD

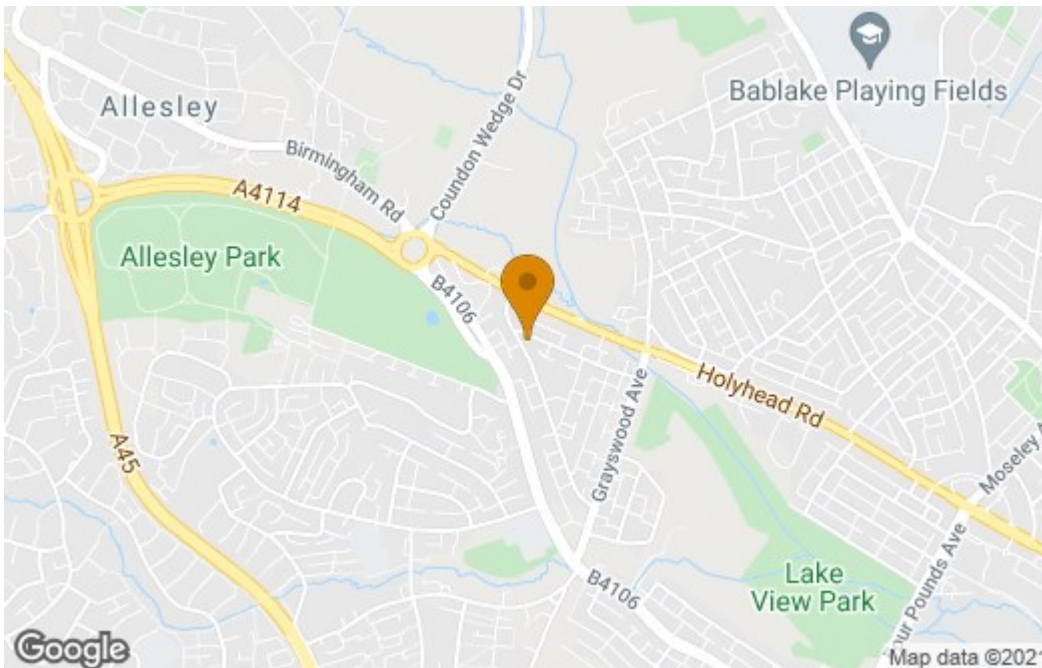
Approximate Gross Internal Area 521 sq ft / 48.40 sq m



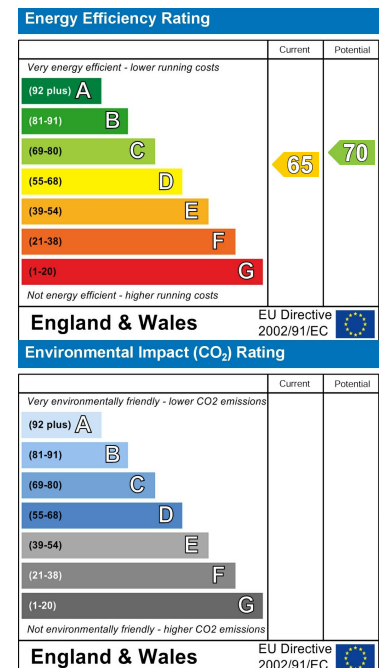
GROSS INTERNAL FLOOR AREA 521 SQ FT

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.

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