



MATTHEW JAMES

Property Services



25 Owens Road, Paragon Park, Coventry, CV6 5QR

£195,000

TWO DOUBLE BEDROOMS... TWO ALLOCATED PARKING SPACES... STILL UNDER NHBC WARRANTY... PERFECT FOR THE FIRST TIME BUYER... LOOKING FOR AN INVESTMENT PROPERTY... GROUND FLOOR WC. Located on Owens Road on the paragon Park development, this lovely semi-detached property presents an excellent opportunity for first-time buyers or the property investor. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The well-appointed kitchen dining room is perfect for entertaining guests or enjoying family meals, while the ground floor WC adds a practical touch to everyday living.

The home benefits from gas central heating and PVCu double glazing, ensuring warmth and comfort throughout the year. With two allocated parking spaces to the front, convenience is at your doorstep, making it easy to come and go as you please. The private rear garden offers a delightful outdoor space, ideal for enjoying sunny afternoons!

This mid-terrace property is still under warranty, providing peace of mind for new owners. Its location in Coventry means you are well-connected to local amenities, schools, and transport links, making it a desirable choice for those looking to settle in a thriving community.

In summary, this mid terraced property is a fantastic find, combining modern comforts with a welcoming atmosphere. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home is sure to meet your needs. Don't miss the chance to make it yours. Call us now to book your viewing!

Front Garden & Parking



Having two allocated parking spaces to the front of the property, small planted flower bed and access through the front door into the:

Entrance Hallway

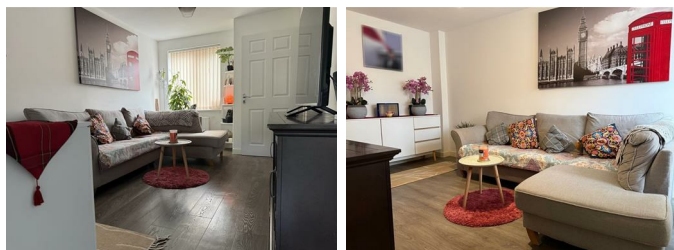
Having stairs off to the first floor and doors leading off to:

Ground Floor WC

(Not Measured) Having a PVCu double obscure glazed window to the front elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

Living Room

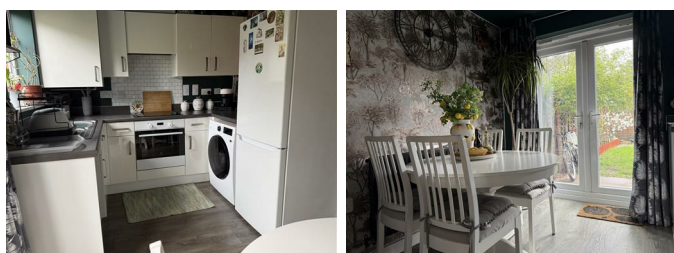
15'1 x 9'6 (4.60m x 2.90m)



Having a PVCu double glazed window to the front elevation, under stairs storage cupboard and door leading to the:

Kitchen Dining Room

12'10 x 8'6 (3.91m x 2.59m)



Having a PVCu double glazed window and French doors to the rear elevation, a range of wall, base and

drawer units with roll top worksurface and upstands over, space for a fridge freezer, space and plumbing for a washing machine, space for a dishwasher, oven with hob and extractor over and tiling to all splash prone areas.

First Floor Landing

Having balustrade, access to the loft area and doors leading off to:

Bedroom One

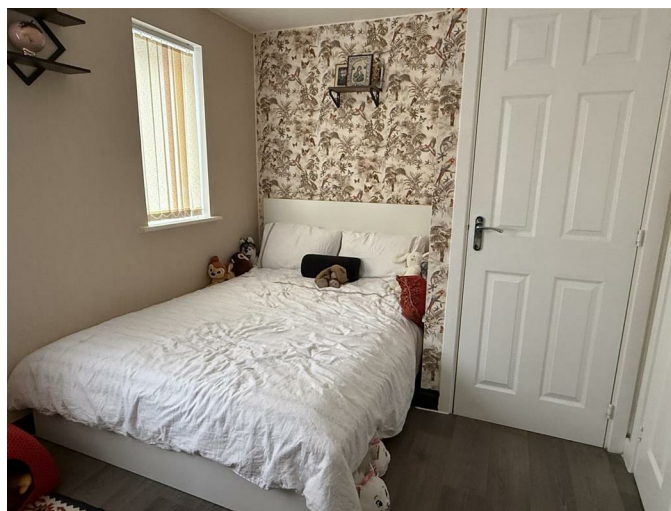
12'10 x 8'6 (3.91m x 2.59m)



Having two PVCu double glazed windows to the front elevation and over stairs storage cupboard.

Bedroom Two

12'10 x 8'6 (3.91m x 2.59m)



Having a PVCu double glazed window to the rear elevation.

Family Bathroom

6'7 x 5'7 (2.01m x 1.70m)



Having a panel bath with shower over, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

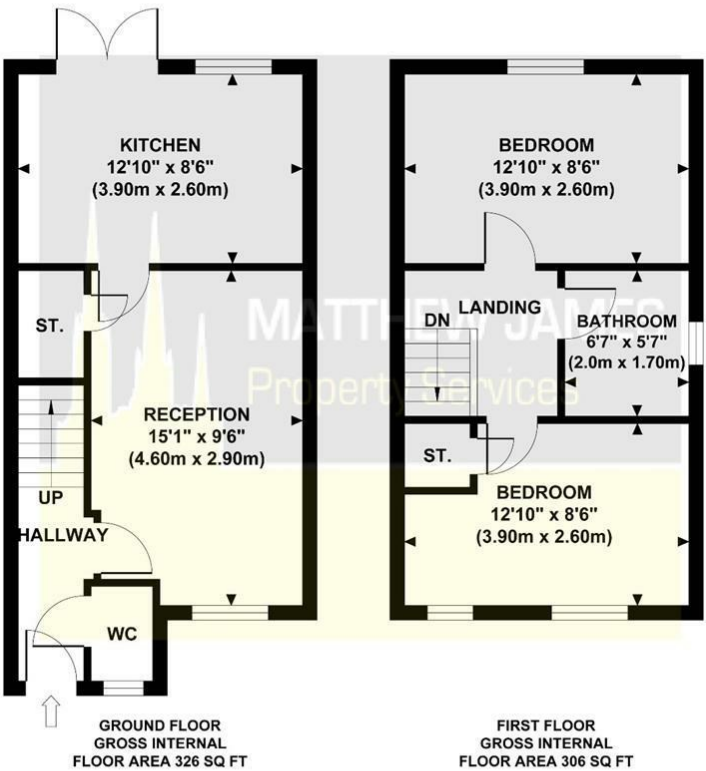
Rear Garden



Having a fenced perimeter with paved patio area and pedestrian gate to the rear.

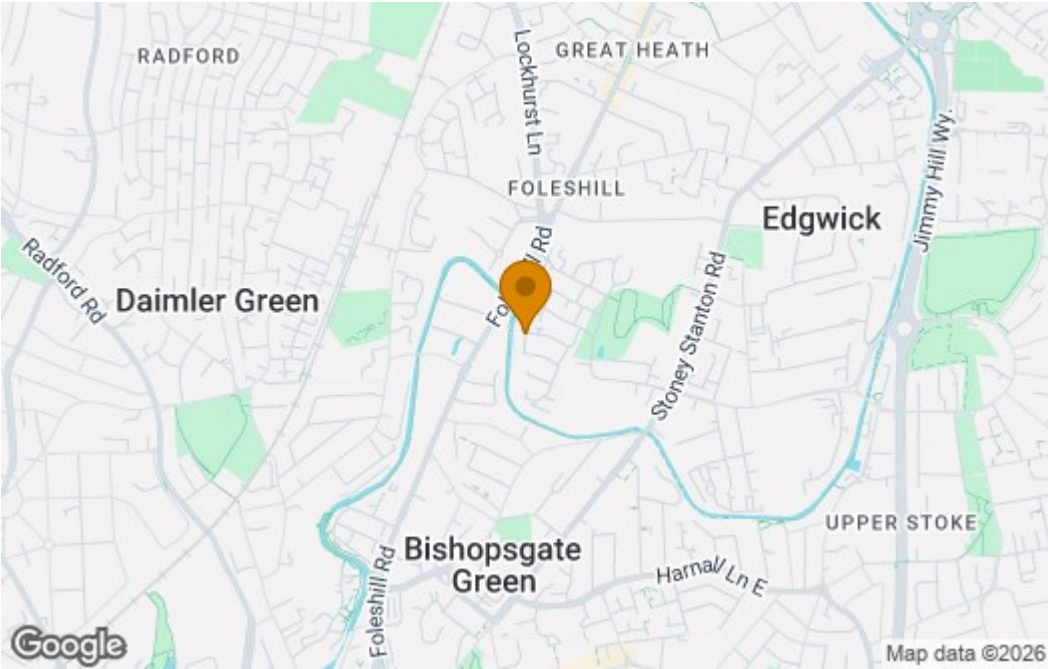
Floor Plan

25 OWEN'S ROAD
Approximate Gross Internal Area 632 sq ft / 58.70 sq m

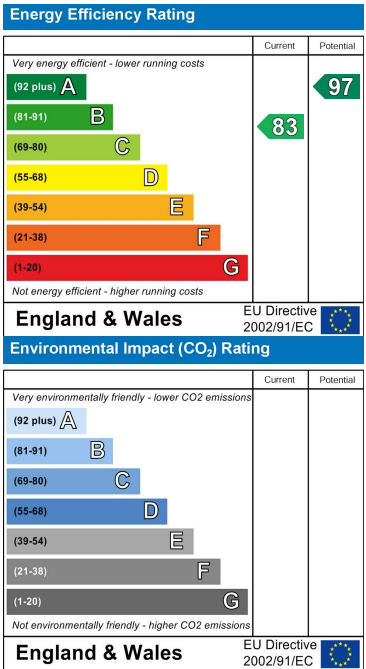


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

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