



11 Romford Road, Coventry, CV6 4FS **Offers Over £200,000**

We are delighted to bring to the market this much loved family home offered for sale with no upward chain. The property is perfect for first time buyers and families, as soon as you step through the door you will feel right at home. Situated in the sought after Holbrooks area, walking distance to local primary schools and within the catchment area for President Kennedy Secondary School rated by ofsted as outstanding. Also convenient for local shops and amenities, including the Arena Shopping Park.

Step inside the entrance hallway with storage cupboard for coats and doors into the ground floor living area. Delightful lounge/diner with gas feature fireplace, large bay window and double doors out to the garden. Extended kitchen, fitted with a range of modern white gloss units and space for all electrical appliances. Upstairs to the hallway landing, two good size double bedrooms, a further single bedroom and modern shower room.

Externally the front garden is enclosed by low level brick wall, planted borders, gated access and path leading to the property. The rear garden is a generous size with patio area, laid lawn, various shrubs and plants, shed, garage and rear gated access.

This is a first time buyers dream home with no chain... you could have the keys in no time! Call now to book your viewing appointment.

Approach / Front Garden



Upstairs Landing

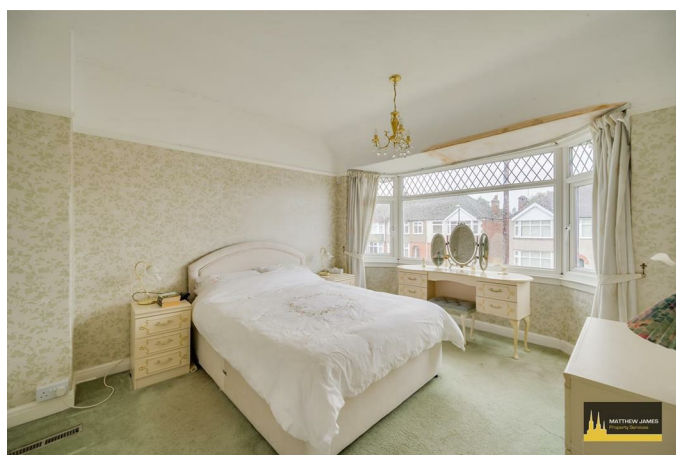


Entrance Hallway



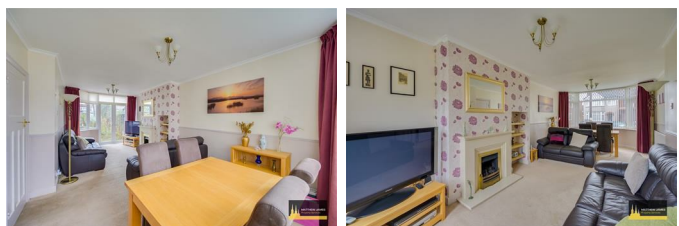
Bedroom One

12'8" x 10'11" (3.86m x 3.33m)



Lounge/Diner

24'5" x 10'11" (7.44m x 3.33m)



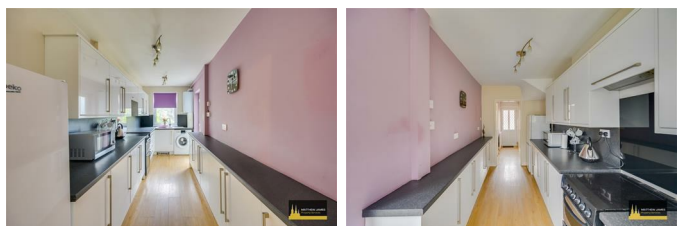
Bedroom Two

32'9" x 19'8" x 29'6" x 36'1" (into wardrobes) (10'6" x 9'11" (into wardrobes))



Extended Kitchen

16'2" x 6'5" (4.93m x 1.96m)



Bedroom Three
7'8 x 5'5 (2.34m x 1.65m)



Shower Room
7'6 x 6'4 (2.29m x 1.93m)



Rear Garden

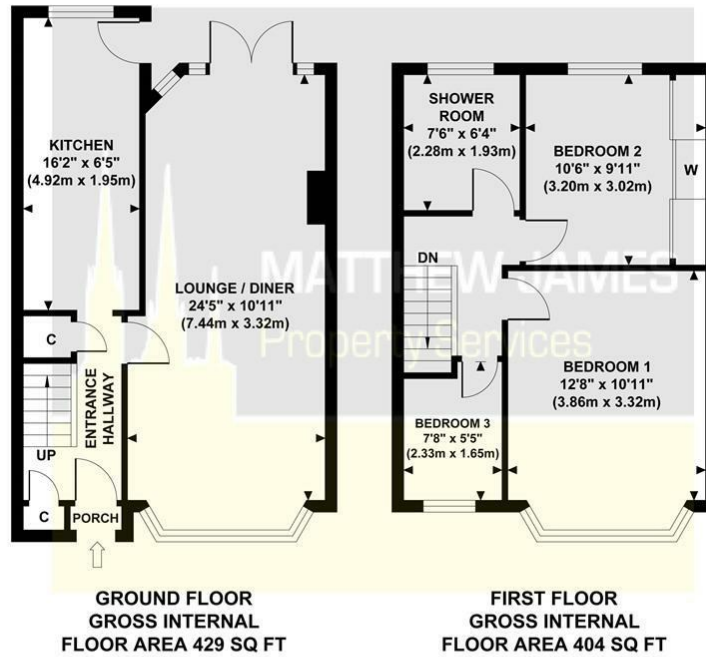


Garage

Floor Plan

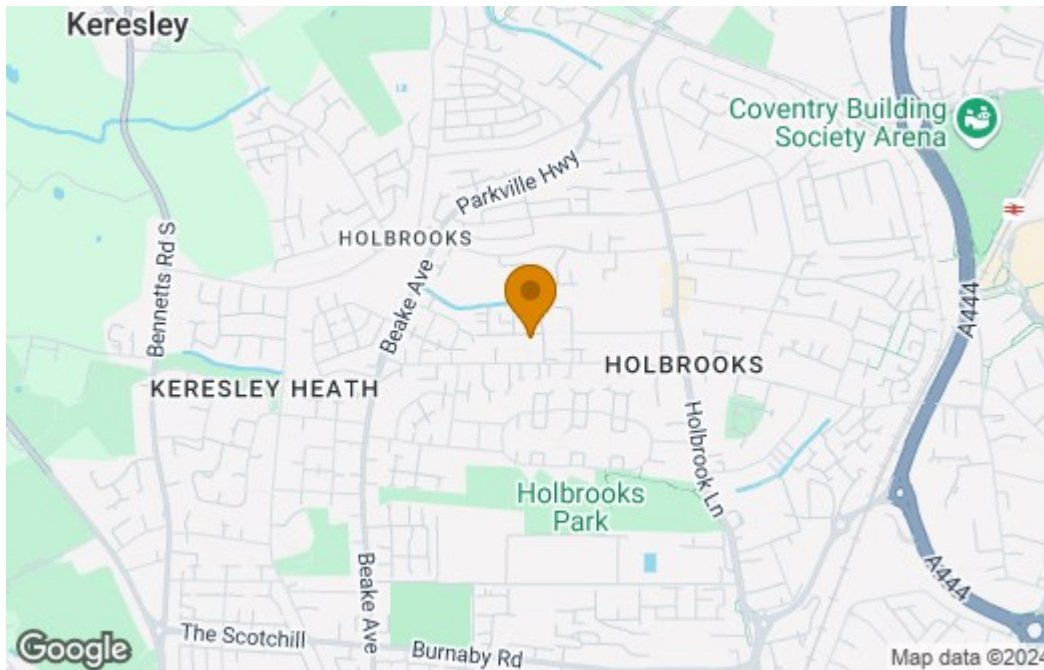
11 ROMFORD ROAD

Approximate Gross Internal Area 833 sq ft / 77.38 sq m

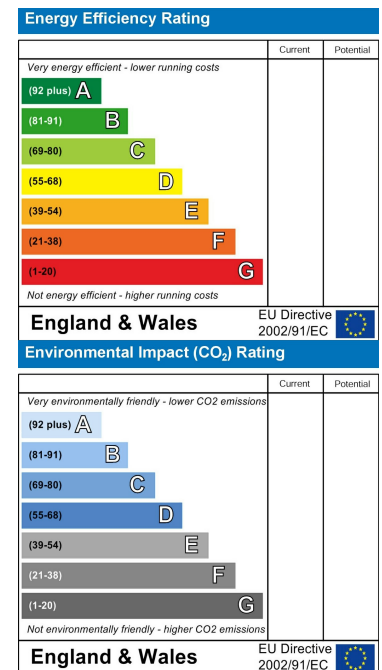


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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