



75 Edward Road, Coventry, CV6 2GS
Offers Over £224,995

THREE BEDROOMS... BEAUTIFUL & MODERN THROUGHOUT... NEW BREAKFAST KITCHEN... LOUNGE DINING ROOM... NEWLY REMODELED MAINTENANCE FREE REAR GARDEN... OFF ROAD PARKING... ALL READY TO GO! A beautiful and remodeled throughout three bedroom mid terraced property located in Keresley, Coventry. Close to President Kennedy School, motorway links, shops and amenities, this property is perfect for those that are looking for their next property! Briefly comprising of off road parking for two cars (with dropped kerb), modern entrance hallway with modular storage, lounge dining room, newly installed breakfast kitchen, three bedrooms, family bathroom with bath over shower, modern rear garden with two brand new decked patio areas, sleeper borders and laid to artificial grass. Also benefiting from newly installed PVCu double glazing throughout and gas combination central heating. Call us now to book your immediate viewing!

Front Garden

Laid mainly to block paving with dropped kerb allowing off road parking and access through the composite front door into the:

Entrance Hallway

Having modern under stairs storage system, glass bannistered stairs that lead off to the first floor and doors leading off to:

Lounge Dining Room

22'8 x 9'11 (6.91m x 3.02m)

Having a PVCu double glazed bay window to the front elevation, false chimney feature housing the flat screen TV and speaker system.

Breakfast Kitchen

16'9 maximum x 15'3 maximum (5.11m maximum x 4.65m maximum)

Having two PVCu double glazed windows and PVCu double glazed door to the rear garden area, a brand newly installed breakfast kitchen with integrated waist height oven and grill, hob with extractor over, seating area including breakfast bar and space for an American style fridge freezer.

First Floor Landing

Having a modern glass bannister, access to the loft area and doors leading off to:

Bedroom One

11'11' x 9'11 (3.63m' x 3.02m)

Having a PVCu double glazed bay window to the front elevation.

Bedroom Two

11' x 9'11 (3.35m x 3.02m)

Having a PVCu double glazed window to the rear elevation, mirrored wardrobes to the one wall and cupboard housing the central heating combination boiler.

Bedroom Three

6'10 x 6'6 (2.08m x 1.98m)

Having a PVCu double glazed window to the front elevation. Currently being used as a dressing room.

Family Bathroom

5'6 x 5'5 (1.68m x 1.65m)

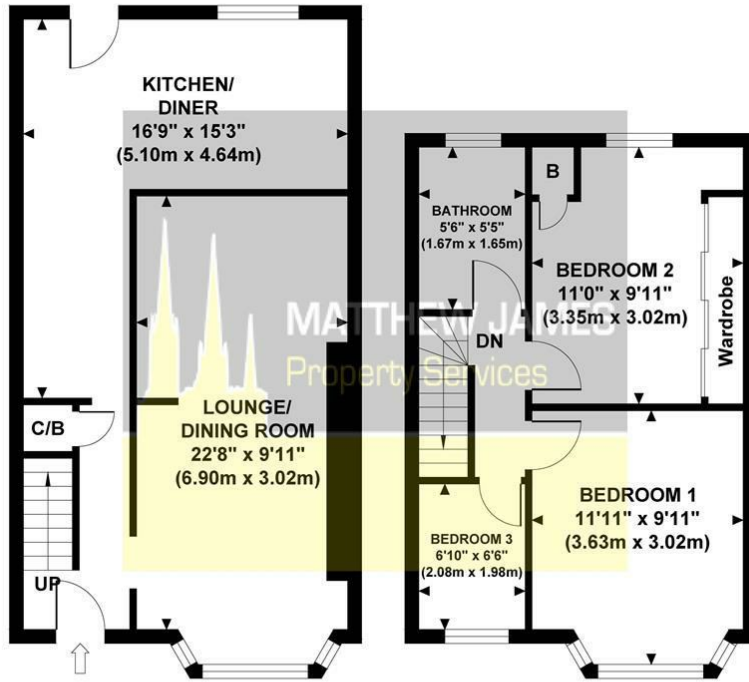
Having a PVCu double obscure glazed window to the rear elevation, low level WC, pedestal wash hand basin, panel bath with shower over, ladder style heated towel rail and modern tiling to all splash prone areas.

Rear Garden

Having recently been remodeled to include two decked areas, new fencing, planted sleeper borders, laid to artificial grass and perimeter lighting.

EDWARD ROAD

Approximate Gross Internal Area
801 sq ft / 74.50 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 446 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 355 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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