

MATTHEW JAMES

Property Services



16 Shortridge Drive, Coventry, CV6 5BF

£177,000

THREE BEDROOMS... MASTER EN-SUITE... OFF ROAD PARKING... KITCHEN DINING ROOM... REAR GARDEN LAID TO ARTIFICIAL GRASS AND DECKING... GREAT INVESTMENT... PERFECT FOR THE FIRST TIME BUYER. Located on Paragon Park, this property needs to be viewed to appreciate exactly what is being offered for sale. Briefly comprising of three bedrooms with master en-suite, family bathroom, lounge, ground floor WC, lounge, kitchen dining room, off road parking to the front elevation and maintenance free rear gardens to the rear laid to decking and artificial grass. Located on the Paragon Park, its close to main bus routes into Coventry City Centre, shops and lovely canal walks Call us now to book your immediate viewing.

Front Garden

Having off road parking accessed via a dropped kerb, landscaped borders and access through the front door into the:

Entrance Hallway

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

Ground Floor Cloakroom

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

14'5 x 12' (4.39m x 3.66m)

Having a PVCu double glazed window to the front elevation and door leading to the:

Kitchen Dining Room

15'9 x 9'3 (4.80m x 2.82m)

Having a PVCu double glazed window and POVCu double glazed French doors to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, integrated oven, four ring gas hob with extractor over, space for a fridge freezer, space for seating and tiling to all splash prone areas.

First Floor Landing

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

Bedroom One

9'8 x 9'4 (2.95m x 2.84m)

Having a PVCu double glazed window to the front elevation and door leading off to the:

Master En-Suite

Having a PVCu double obscure glazed window to the front elevation, shower enclosure, low level flush WC and tiling to all splash prone areas.

Bedroom Two

9'2 x 7'8 (2.79m x 2.34m)

Having a PVCu double glazed window to the rear elevation.

Bedroom Three

7'7 x 6'3 (2.31m x 1.91m)

Having a PVCu double glazed window to the rear elevation.

Family Bathroom

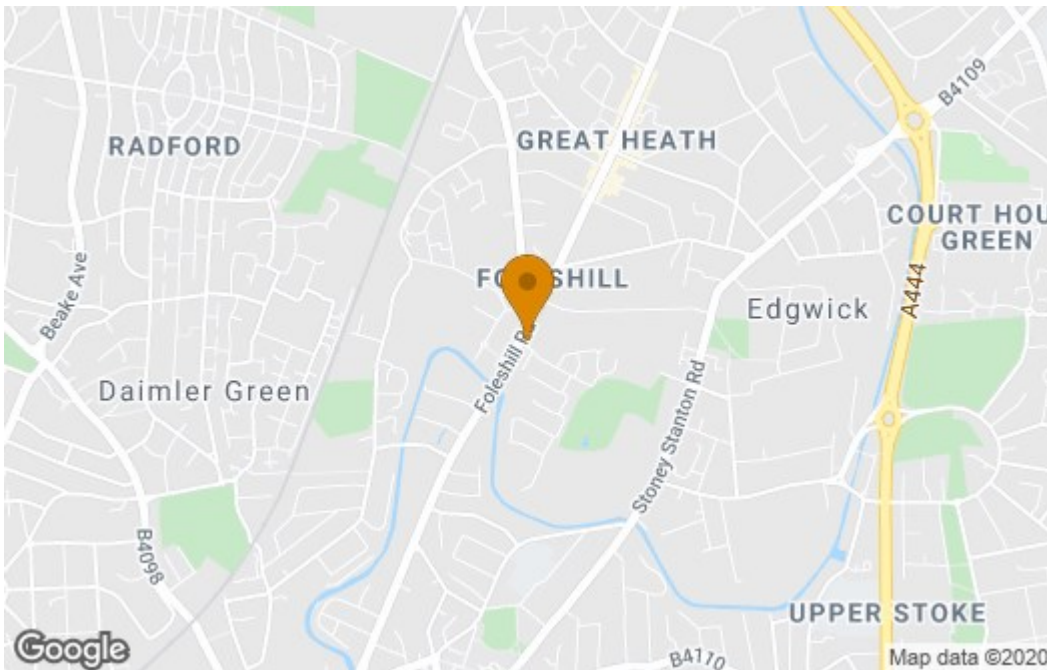
Having a PVCu double obscure glazed window to the side elevation, panel bath, pedestal wash hand basin, low level flush WC and tiling to all splash prone areas.

Rear Garden

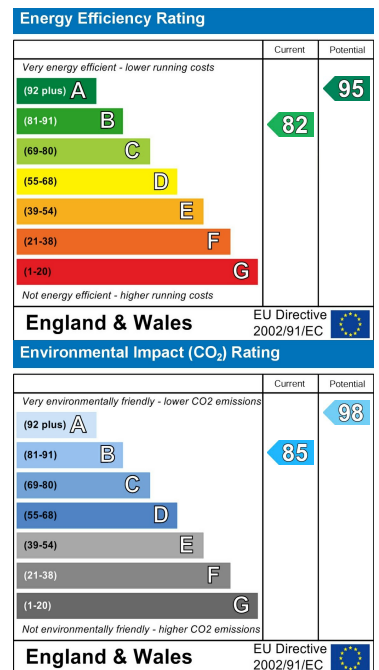
Having fenced perimeter, decked patio area and mainly laid to artificial grass.

Floor Plan

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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