

# MATTHEW JAMES

Property Services



## 1 Woodcraft Close, Coventry, CV4 9EG

Guide Price £80,000

TWO DOUBLE BEDROOMS... LOW LEASE OF 41 YEARS REMAINING... CASH BUYERS ONLY... GROUND FLOOR... TWO GARDENS... IN NEED OF MODERNISATION THROUGHOUT... GARAGE... PVCU DOUBLE GLAZING... CLOSE TO ALL AMENITIES. Located off Jobs Lane in Tile Hill and within walking distance to Jardine Crescent, this property needs to be viewed and is perfect for those that like a project. In need of modernisation throughout, it comprises of front garden, back garden, brick built storage shed, entrance hallway, kitchen, shower room, garage, living room and two bedrooms. There is a low lease on this property of 41 years left so is available to CASH BUYERS ONLY. Looking for your next property - could this be for you? Call us now to book your immediate viewing!

### **Front Garden**

Laid mainly to lawn with planted borders and paved pathway that leads to the PVCu double glazed front door and into the:

### **Entrance Hallway**

Having doors leading off to:

### **Kitchen**

**8'10 x 7'3 (2.69m x 2.21m)**

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, built-in cupboard housing the hot water tank, built-in oven, hob and and extractor over, space and plumbing for a washing machine, space for an under counter fridge, space and plumbing for an under counter freezer or dishwasher and tiling to all splash prone areas.

### **Lounge**

**13'9 x 11'2 (4.19m x 3.40m)**

Having a PVCu double glazed window to the rear elevation, feature fireplace with hearth, mantle and surround.

### **Bedroom One**

**11'10 x 8'6 (3.61m x 2.59m)**

Having a PVCu double glazed window to the front elevation and built-in timber wardrobe to the one wall.

### **Bedroom Two**

**8'2 x 7'3 (2.49m x 2.21m)**

Having a PVCu double glazed window to the front elevation

### **Shower Room**

**5'7 x 5'3 (1.70m x 1.60m)**

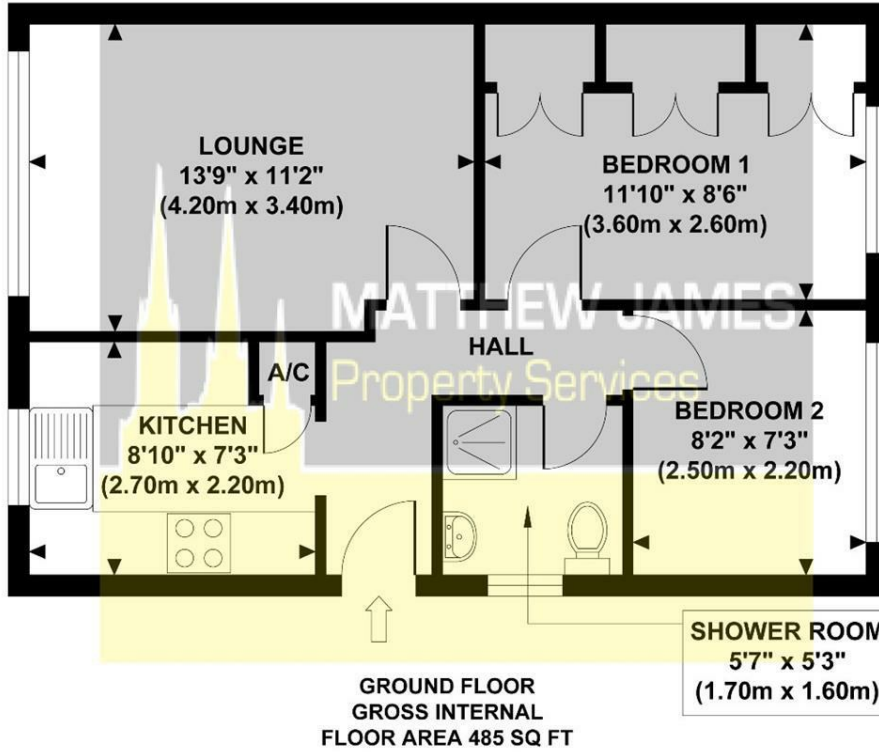
Having a PVCu double obscure glazed window to the side elevation, walk-in shower enclosure, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

### **Rear Garden & Storage Shed**

Having a fenced perimeter. There is also a brick built storage shed to the rear of the property.

# WOODCRAFT CLOSE

Approximate Gross Internal Area 485 sq ft / 45.0 sq m

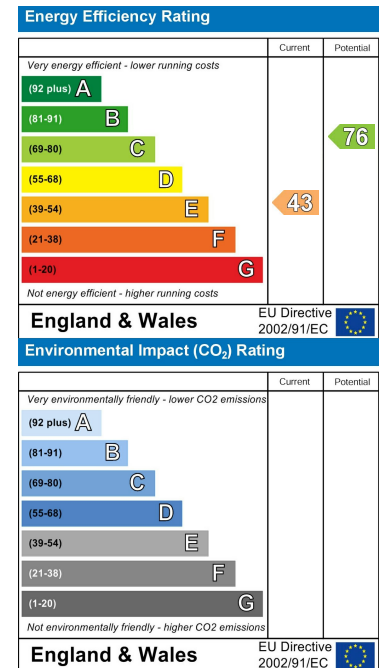


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## 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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