

MATTHEW JAMES

Property Services



53 The Mount, Coventry, CV3 5GJ

£255,000

MODERN THROUGHOUT... NEWLY INSTALLED KITCHEN... NEWLY INSTALLED BATHROOM... CLOSE TO LOCAL AMENITIES... PERFECT FOR JAGUAR LANDROVER... GROUND FLOOR WC... Located in the desirable area of Cheylesmore, Coventry, this modern terraced house on The Mount presents an excellent opportunity for first-time buyers and those looking to add to their property portfolio. The property has three well-proportioned bedrooms, making it ideal for a small family or those seeking some extra space.

Upon entering, you will find a welcoming through lounge dining room that offers a versatile living space, perfect for both relaxation and entertaining. The newly fitted kitchen is a highlight of the home, providing a modern and functional area for culinary pursuits. Additionally, the newly fitted bathroom on the first floor ensures a fresh and contemporary feel throughout the property.

The ground floor also features a convenient WC, enhancing the practicality of the home. The front of the property also benefits from a hardstanding.

With double glazing and gas central heating, comfort and energy efficiency are assured. The property is situated close to local amenities, making daily errands a breeze, and is conveniently located near Whitley Common just a short walk away. Ideal for leisurely strolls or outdoor activities. Furthermore, its proximity to Jaguar Land Rover makes it an attractive option for professionals working in the area too.

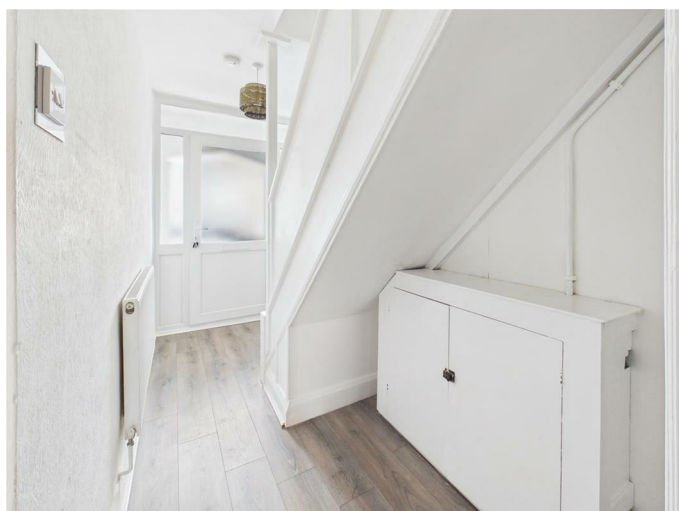
This property is ready for you to move in and make it your own. Whether you are looking for a first home or a promising investment opportunity, this delightful house on The Mount is not to be missed. Call us now to book your viewing!

Front Garden / Hardstanding



Being laid to block paving and having fenced borders with access into the:

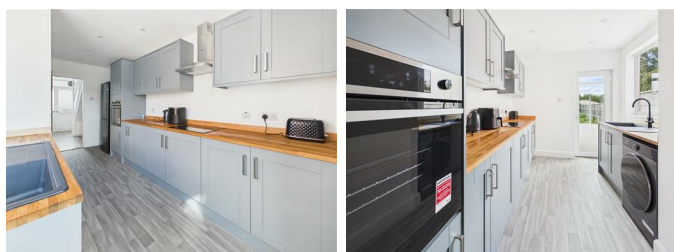
Entrance Hallway



Having stairs off to the first floor, under stairs storage area and doors leading off to the:

Kitchen

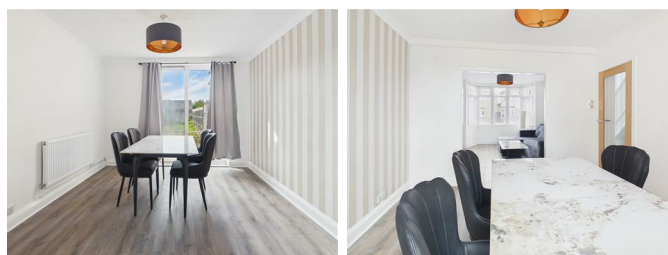
16'1 x 7'11 (4.90m x 2.41m)



Having a PVCu double glazed window to the side elevation, PVCu double obscure glazed rear door, a range of newly installed wall, base and drawer units with worksurface and upstands over, integrated hob with extractor over, waist height oven, space for a fridge freezer and space and plumbing for a washing machine.

Dining Room

11'2 x 10'10 (3.40m x 3.30m)



Having sliding patio doors to the rear elevation and opening to the:

Lounge

11'7 x 11'1 (3.53m x 3.38m)



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

First Floor Landing

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

Bedroom One

11'7 x 10' (3.53m x 3.05m)



Having a double glazed bay window to the front elevation.

Bedroom Two

11'1 x 11' (3.38m x 3.35m)



Having a double glazed window to the rear elevation and cupboard housing the central heating boiler.

Bedroom Three

8'1 x 7'1 (2.46m x 2.16m)



Having a double glazed window to the front elevation.

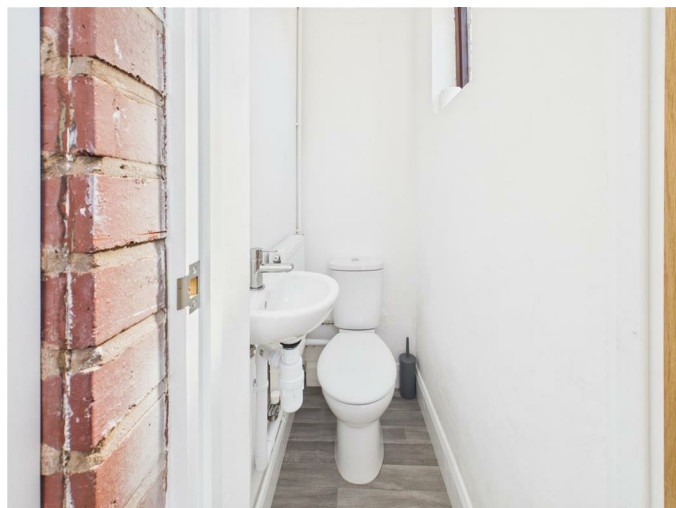
Family Bathroom

7'2 x 7'1 (2.18m x 2.16m)



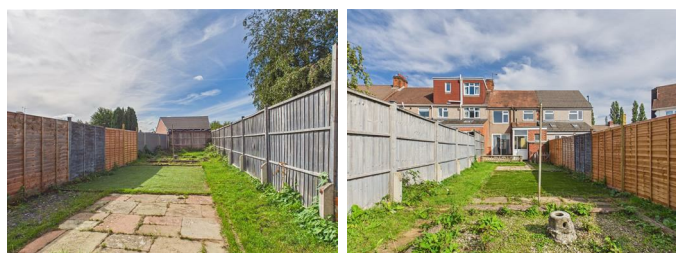
Having a double obscure glazed window to the rear elevation, low level flush WC, pedestal wash hand basin, panel bath with 'rain head' shower over, ladder style heated towel rail and tiling to all splash prone areas.

Ground Floor WC



Having a PVCu double obscure glazed window to the side elevation and low level flush WC.

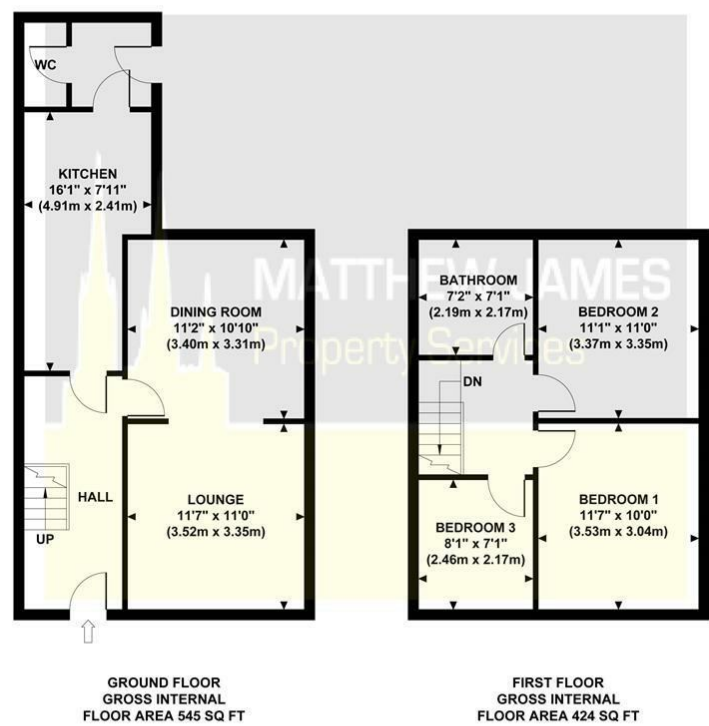
Rear Garden Area



Having fenced perimeter, paved patio areas, inset artificial grass area and flower beds.

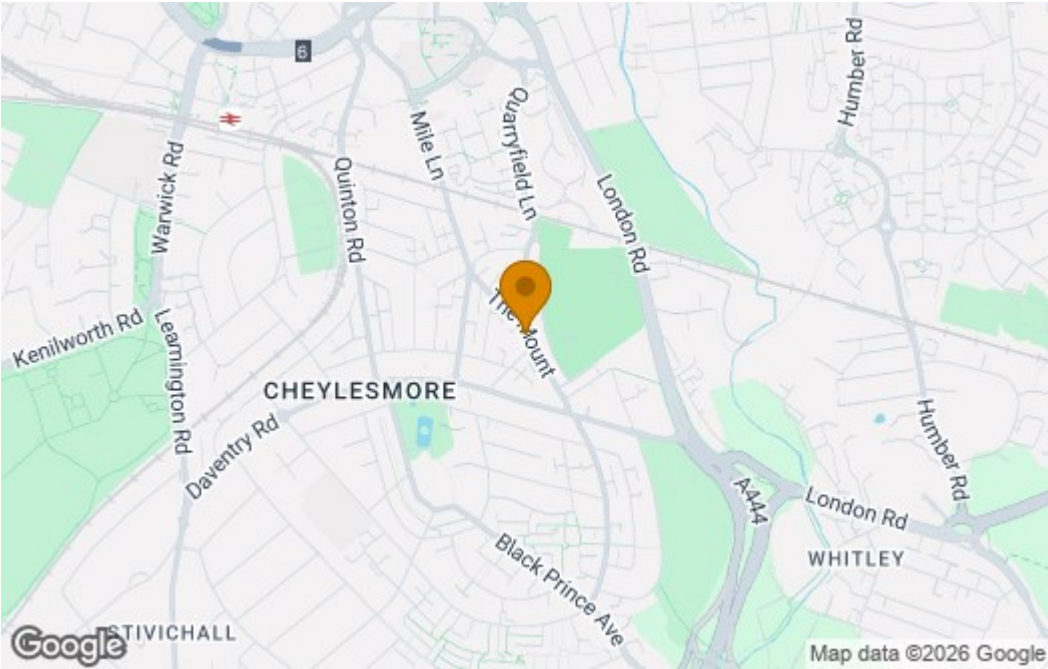
Floor Plan

53 THE MOUNT
Approximate Gross Internal Area 969 sq ft / 90.00 sq m

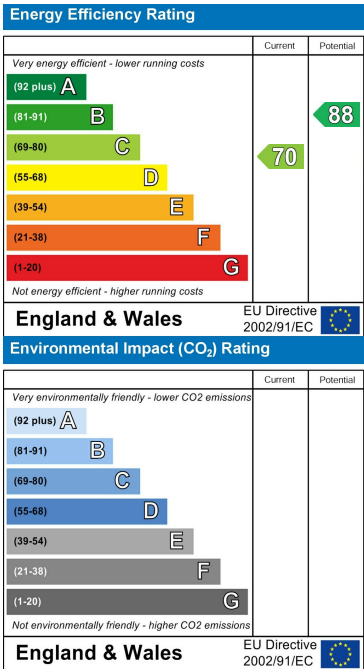


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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