



MATTHEW JAMES

Property Services



24 Kenpas Highway, Coventry, CV3 6BP

£245,000

ATTENTION FIRST TIME BUYERS, INVESTORS, OR ANYONE LOOKING FOR THEIR NEXT FAMILY HOME This three bedroom mid-terrace property is offered for sale with no chain. Some modernisation is required, but this is the ideal opportunity to add your own personal touch to this lovely traditional family home. Located in the highly sought after Finham area, popular with families as within the school catchment area for Finham Park Primary and Secondary schools. Convenient location as close to local shops, amenities and walking distance to the War Memorial Park., also conveniently placed for commuting as excellent travel links to the A45 dual carriageway. For investors this would also be a good investment buy due to rental demand in the area.

Accommodation in brief: To the ground floor, Storm porch, entrance hallway, spacious lounge through dining, extended kitchen. The first floor boasts two double bedrooms, a further single bedroom and family bathroom. Externally there is hard standing to the front, enclosed rear garden with brick built garage at the rear and gated access. The property also benefits from double glazing and gas central heating, along with valid gas safety certificate and electrical safety certificates.

Properties in this location are in demand, avoid missing out on this fantastic opportunity and book your viewing appointment today!

Approach



Dining Room

11'5 x 10'1 (3.48m x 3.07m)



Entrance Hallway



Extended Kitchen

17'9 x 6'3 (5.41m x 1.91m)



Lounge

11'5 x 10'1 (3.48m x 3.07m)



Landing

Master Bedroom

11'6 x 8'2 (3.51m x 2.49m)



Bedroom Two

11'5 x 9'8 (3.48m x 2.95m)



Bedroom Three

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

Family Bathroom



Rear Garden

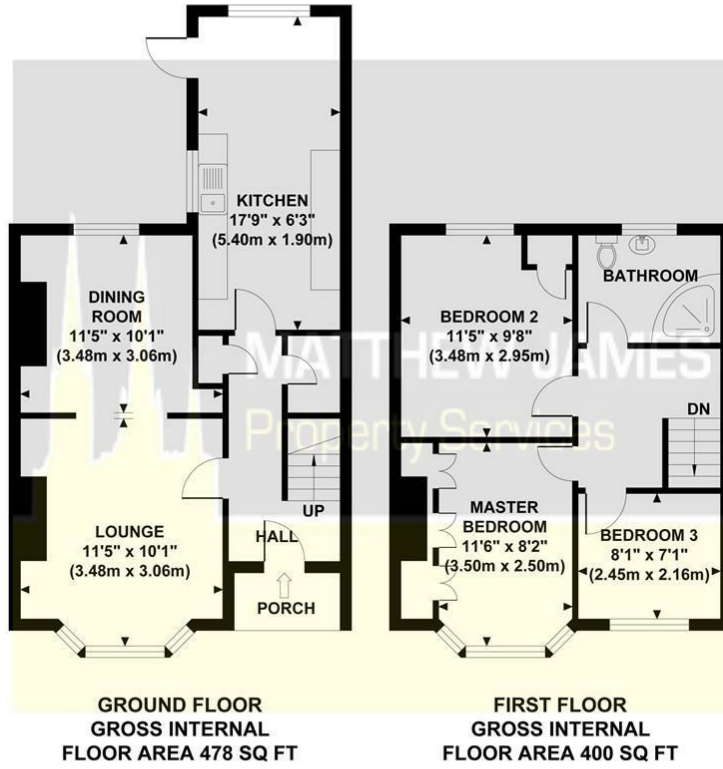


Garage

Floor Plan

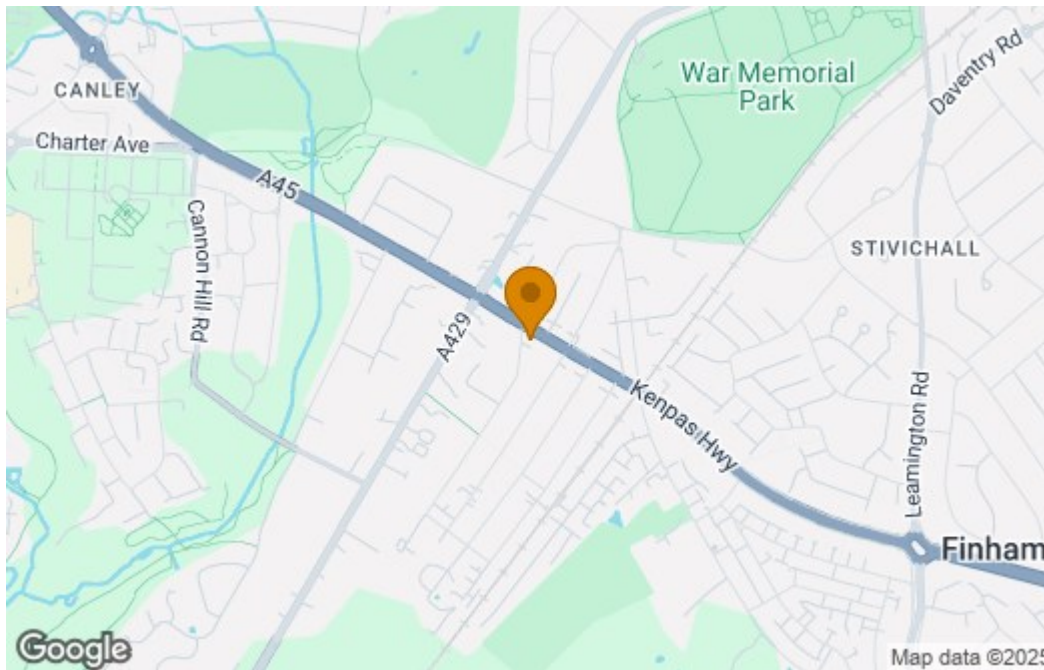
24 KENPAS HIGHWAY

Approximate Gross Internal Area
878 sq ft / 81.6 sq m

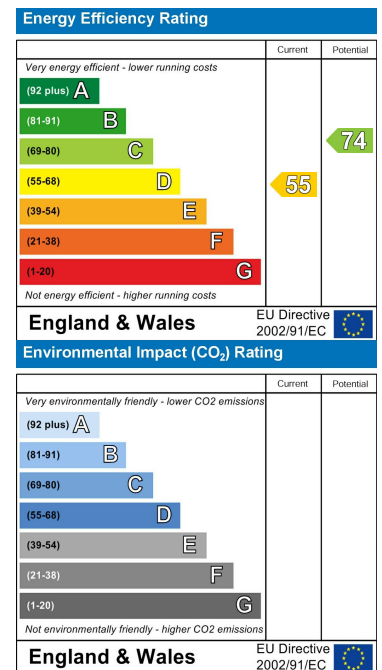


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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