



MATTHEW JAMES

Property Services



9 Villiers Street, Coventry, CV2 4HQ

Offers Over £145,000

Ideal first time buyer or investment property in the vibrant Walsgrave area of Coventry, this charming mid-terrace house on Villiers Street presents an excellent opportunity for first-time buyers or savvy investors. Spanning an impressive 786 square feet, this two-bedroom home boasts a well-thought-out layout that maximises space and comfort.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The extended, spacious kitchen is a highlight of the property, offering ample room for culinary creativity and family gatherings. The refitted bathroom adds a touch of modern elegance, ensuring that your daily routines are both comfortable and stylish.

The property is in good condition, allowing you to move in with ease and start making it your own. A small garden to the rear provides a delightful outdoor space, ideal for enjoying a morning coffee or tending to your plants.

Located close to the popular Ball Hill shopping area, you will find a variety of local amenities just a stone's throw away, making daily errands convenient and enjoyable. This home is not only a wonderful place to live but also a promising investment opportunity in a sought-after area of Coventry.

In summary, this two-bedroom house on Villiers Street is a perfect blend of comfort, style, and practicality, making it an ideal choice for those looking to establish themselves in this thriving community.

ENTRANCE HALL

LIVING ROOM

11'2x7'7 (3.40mx2.31m)



BEDROOM ONE

11'2x11'2 (3.40mx3.40m)



DINING ROOM

11'2x11'2 (3.40mx3.40m)

KITCHEN

12'2x6'3 (3.71mx1.91m)



BATHROOM



BEDROOM TWO

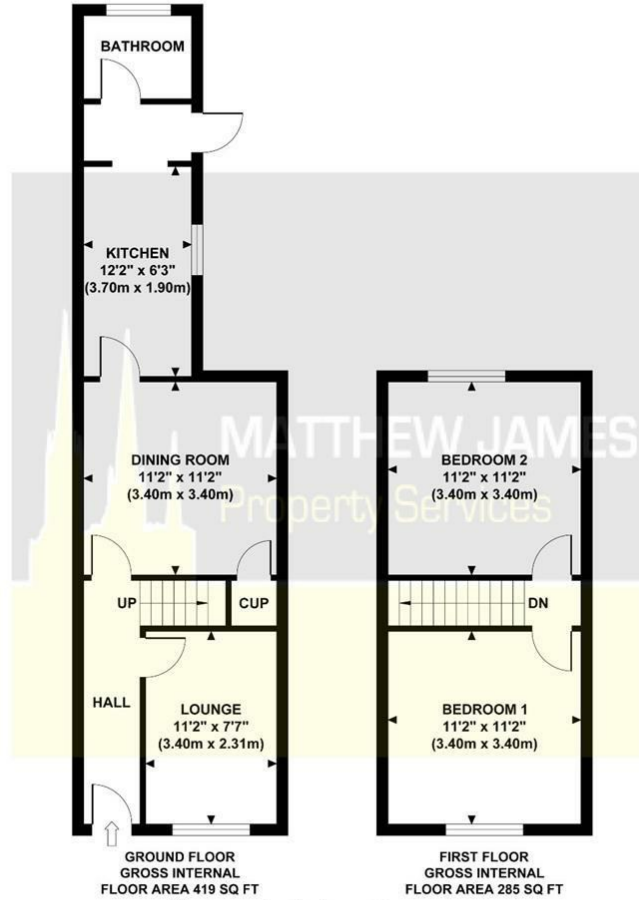
11'2x11'2 (3.40mx3.40m)



Floor Plan

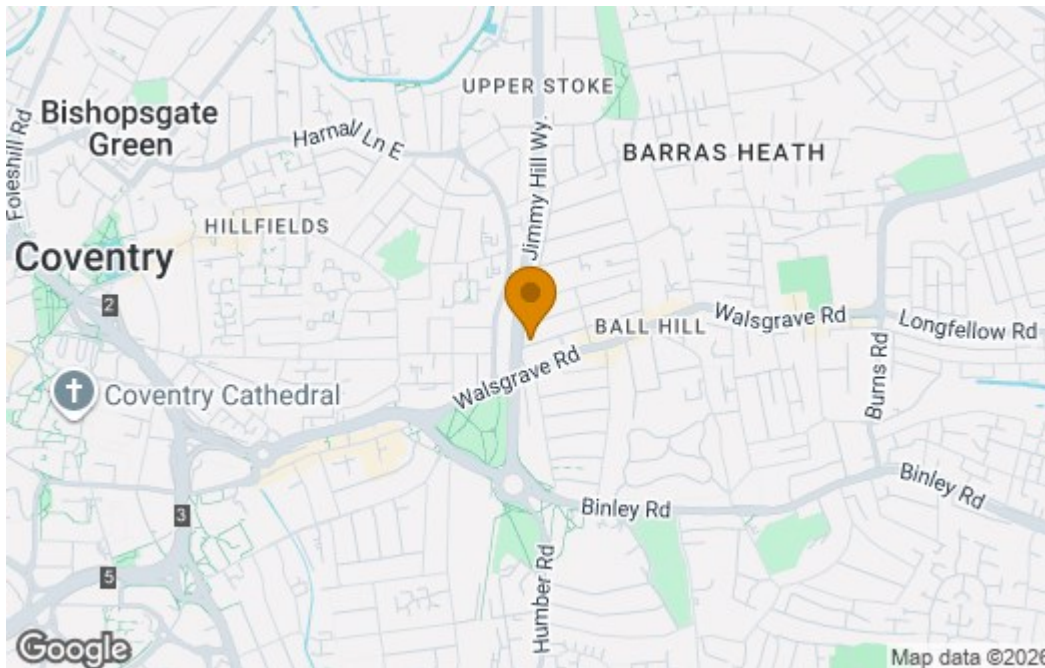
9 VILLIERS STREET

Approximate Gross Internal Area 704 sq ft / 65.40 sq m

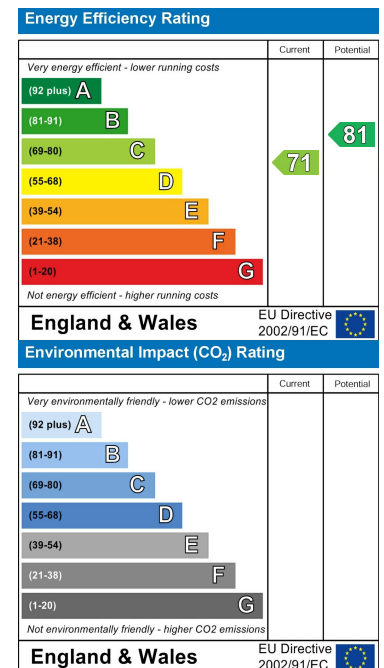


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

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Twitter