



MATTHEW JAMES
Property Services



71-73 Bulwer Road

Radford, Coventry, CV6 3AJ

Price Guide £315,000



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GROUND FLOOR

Commercial Space

22'11" x 27'6" (7 x 8.4)

This area is accessed by the public through the front door. There is an internal door that leads directly into the living accommodation. Fully kitted with plenty of storage types to accommodate a good range of stock. These include shelving, refrigeration units, freezer units and secure storage.

Garage / Store Room

9'6" x 15'8" (2.9 x 4.8)

Integral access via the kitchen area, with an up and over door to the rear, electrical supply and also houses the gas combi boiler for the property.

Lounge / Dining Room

15'1" x 18'8" (4.6 x 5.7)

To the rear of the property, a spacious room currently used as a lounge / dining area with neutral decor and modern flooring. Doors leading to:

Kitchen

9'1" x 9'10" (2.78 x 3)

A good selection of base and wall units, space for freestanding washing machine, dishwasher, cooker and American style fridge / freezer.

Downstairs Shower Room

3'3" x 9'3" (1 x 2.82)

Newly fitted out with walk in shower enclosure, low level WC, wash hand basin and heated towel rail

FIRST FLOOR

Bedroom One

10'4" x 13'4" (3.17 x 4.08)

To the rear aspect, the largest bedroom affords plenty of space.

Bedroom Two

10'2" x 12'5" (3.1 x 3.8)

To the front aspect, another generous double sized room.

Bedroom Three

12'5" x 8'4" (3.8 x 2.56)

To the front aspect, a good sized double bedroom.

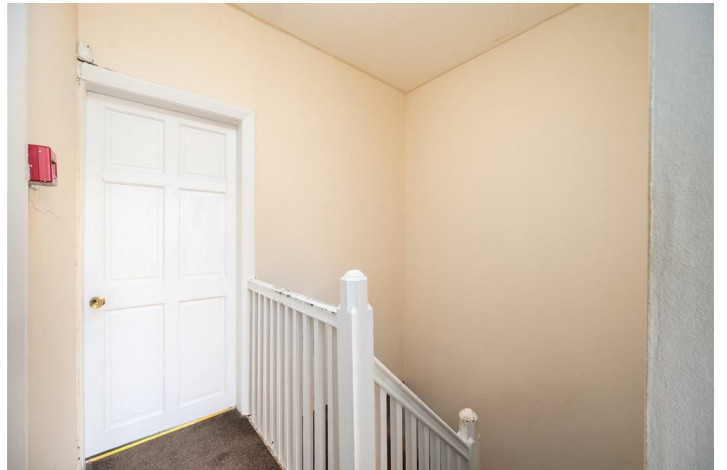
Family Bathroom

8'0" x 6'5" (2.45 x 1.97)

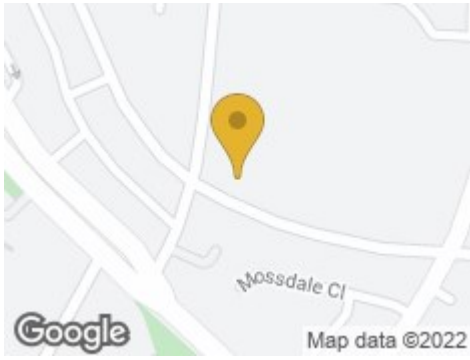
To the rear aspect, being tiled and having low lever WC, bath with shower over, wash hand basin and obscured PVCu glazing.

OUTSIDE

The property occupies a prominent position straight off the footpath, with plenty of space for people to park and pop in. To the rear is a private courtyard style garden and access to the garage via the up and over door.



Road Map



Hybrid Map



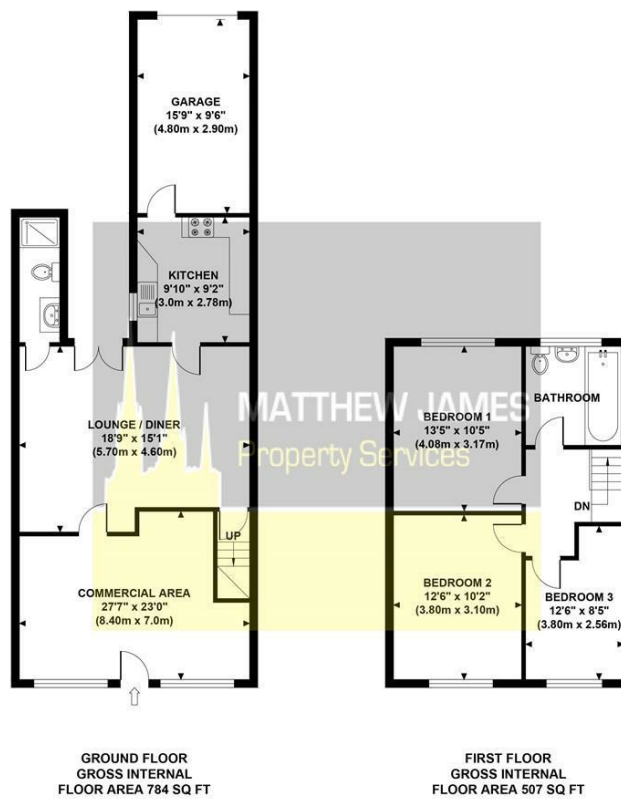
Terrain Map



Floor Plan

BULWER ROAD

Approximate Gross Internal Area 1291 sq ft / 119.80 sq m

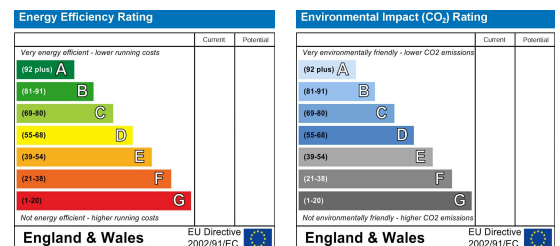


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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

📘 Facebook

🐦 Twitter