



MATTHEW JAMES

Property Services



31a Hall Green Road, Coventry, CV6 7BX

£175,000

TWO DOUBLE BEDROOMS... VACANT... NO UPWARD CHAIN... SEMI DETACHED... THROUGH LOUNGE... FIRST FLOOR MODERN BATHROOM... EXTERNAL STUDIO / HOME OFFICE... EXTERNAL UTILITY ROOM AND WC... EXTENDED MODERN KITCHEN... Located on Hall Green Road, this lovely semi-detached property presents an excellent opportunity for first-time buyers or those looking for a new investment. The property boasts two spacious double bedrooms and also features a modern bathroom designed with contemporary fittings to ensure comfort and convenience.

The heart of the home is undoubtedly the extended modern kitchen, which offers a delightful space for cooking and entertaining. This well-appointed area is perfect for those who enjoy culinary pursuits or simply wish to gather with family and friends. Additionally, the property includes a detached utility room and a convenient WC, enhancing the functionality of the living space.

Outside, you will find a private rear garden, complete with side access, offering a tranquil retreat for outdoor activities or simply enjoying the fresh air. The external studio/home office adds further versatility, making it an ideal space for remote work or creative endeavours.

With no upward chain, this property is ready for you to move in and make it your own. Its prime location ensures easy access to local shops and amenities, making daily life both convenient and enjoyable. This delightful home is not just a property; it is a perfect canvas for your future. Don't miss the chance to view this wonderful opportunity in Coventry.

Front Garden



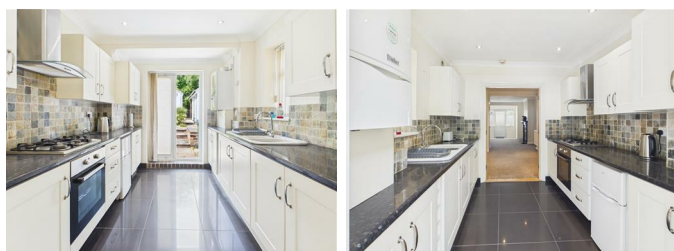
Having access to the rear garden via a pedestrian gate, paved pathway that leads to the PVCu double glazed front door with picture windows to the side and into the:

Extended Lounge Dining Room 27'5 x 11'5 (8.36m x 3.48m)



Having stairs that lead off to the first floor, under stairs storage, a feature fireplace with hearth, mantle and surround and French doors that leads to the:

Extended Kitchen 11'4 x 9'5 (3.45m x 2.87m)



Having PVCu double glazed French doors that lead to the rear garden area, a PVCu double glazed window to the side elevation, a range of wall, base and drawer units with roll top work surface over, integrated oven with four ring gas hob and extractor over, space for an under counter fridge, tiling to all splash prone areas and wall mounted central heating boiler.

First Floor Landing

Having doors leading off to:

Bedroom One 15'11 x 11'3 (4.85m x 3.43m)



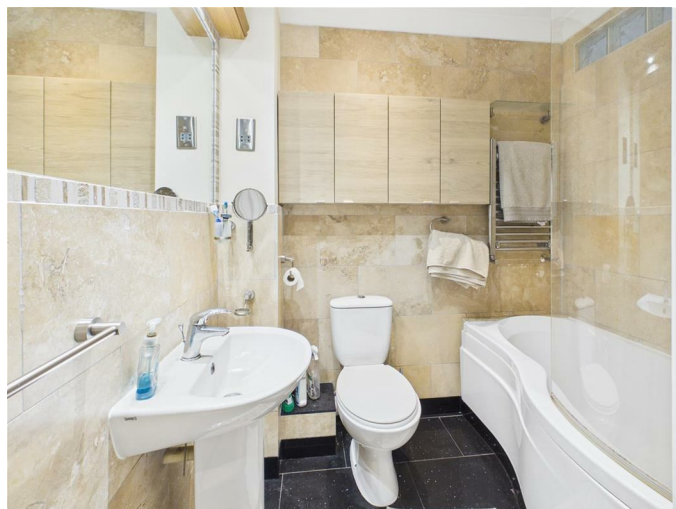
Having a PVCu double glazed window to the front elevation, cast iron feature fireplace to the one wall and over stairs storage wardrobe.

Bedroom Two

14' x 11'11 (4.27m x 3.63m)

Having a PVCu double glazed window to the rear elevation.

Family Bathroom



Having a 'p-bath' with shower over, low level flush WC, wash hand basin, extractor, ladder style heated towel rail and modern tiling to all splash prone areas.

Rear Garden Office / Studio



Having a PVCu double obscure glazed window to the side elevation, wash hand basin, works surface with storage below and above, power and tiling to all splash prone areas.

Rear Garden Utility Room / WC



Having a PVCu double glazed window to the side elevation, power lighting and space for a washing machine, tumble dryer and freezer.

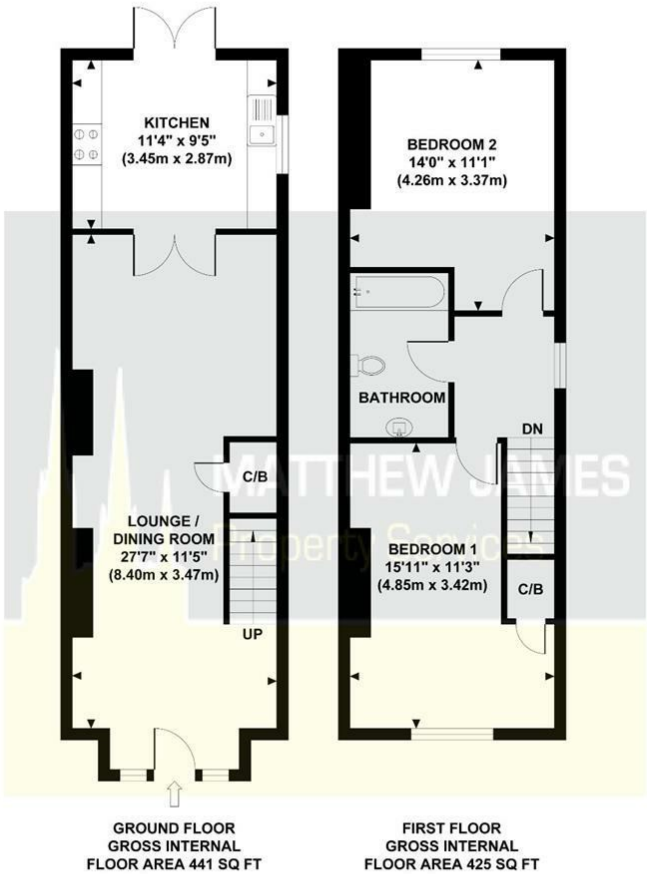
Rear Garden



Having a fenced perimeter with mature planted beds, paved patio area, access to the front elevation to the side via a pedestrian gate.

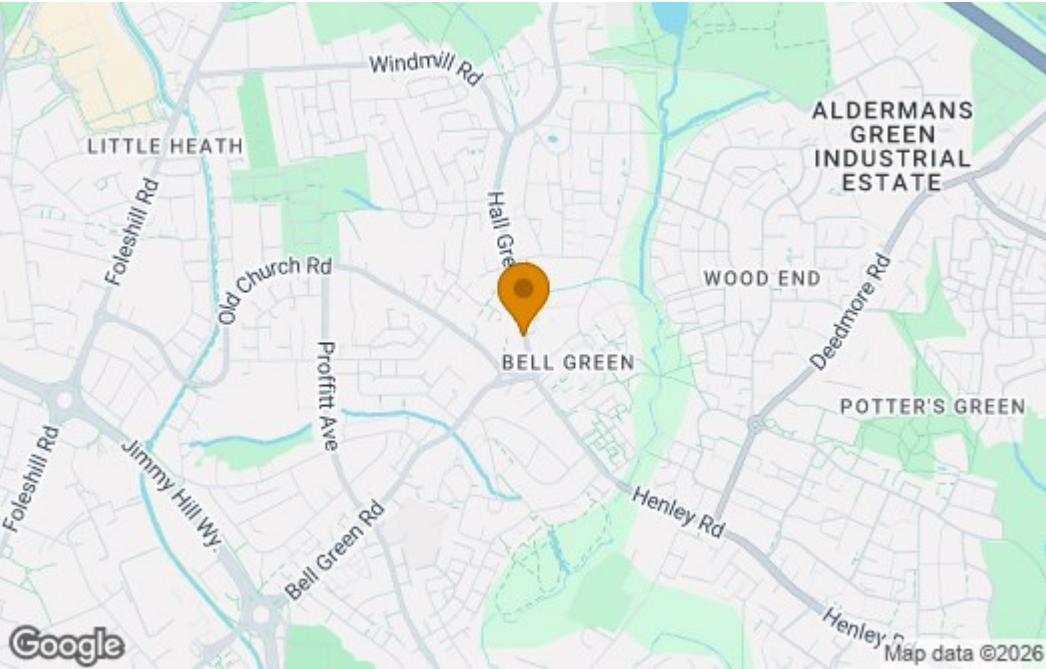
Floor Plan

31A HALL GREEN ROAD
Approximate Gross Internal Area 866 sq ft / 80.50 sq m

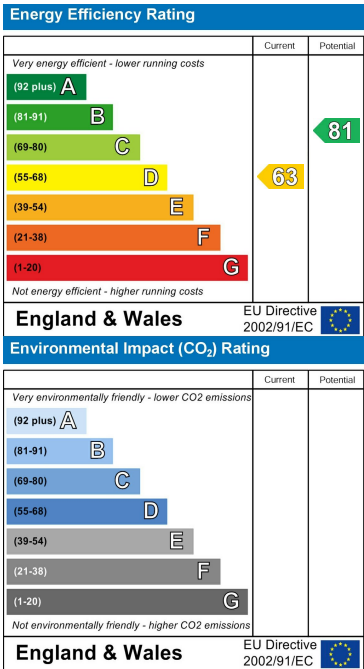


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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