MATTHEW JAMES
Property Services

45 Omar Road, Poets Corner, Coventry, CV2 5JX
Offers Over £285,000

LARGE CORNER PLOT, POPULAR RESIDENTIAL AREA, WITH LOTS OF SCOPE FOR EXTENSION Offered for sale this traditional end of terrace property makes a beautiful family home and has further potential to put your own mark on the property creating your own dream home. In brief the property has spacious entrance hallway, dining room, lounge, conservatory and fitted kitchen to the ground floor. Upstairs there are three spacious bedrooms and the family bathroom. Also benefiting from double glazing and gas central heating.

Outside, the rear garden really is stunning, with split level artificial laid lawns, trees and shrubs and a large paved patio area for furniture. At the rear you have the shed for storage, rear gated access into the hard standing area and garage with power supply. The garden is the perfect space for entertaining and benefits from the sunshine all day long. To the front of the property you will find the large driveway providing off road parking for several cars to the front and side of the property with the added bonus of security bollards.

Located in the Poets Corner area, popular for excellent local schools, local amenities and retail shops all close by. Not too far from The University Hospital and commuter road links. Internal viewing is highly recommended to fully appreciate the accommodation and generous plot this property has to offer.

DON'T MISS OUT - CALL EARLY TO BOOK YOUR VIEWING

Driveway

Entrance Hallway

Dining Room
12'6 x 11'3 (3.81m x 3.43m)

Lounge
15'0 x 10'4 (4.57m x 3.15m)

Conservatory
9'7 x 9'5 (2.92m x 2.87m)

Fitted Kitchen
12'0 x 6'6 (3.66m x 1.98m)

Hallway Landing

Bedroom One
12'11 x 10'2 (into fitted wardrobes) (3.94m x 3.10m (into fitted wardrobes))

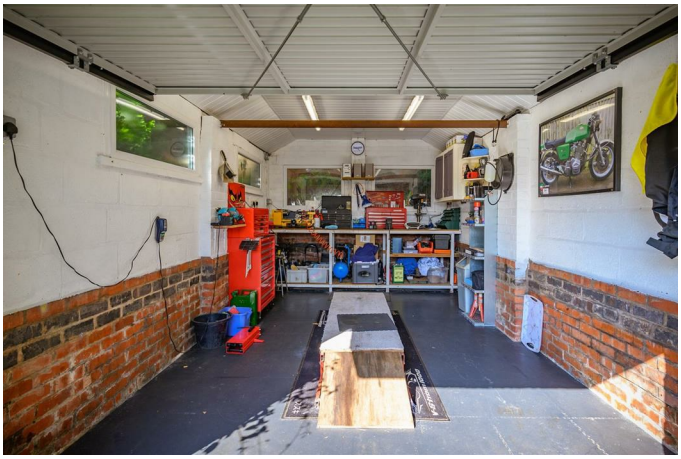
Bedroom Two
11'2 x 11'0 (3.40m x 3.35m)

Bedroom Three
9'10 x 7'0 (3.00m x 2.13m)

Family Bathroom
8'3 x 5'6 (2.51m x 1.68m)

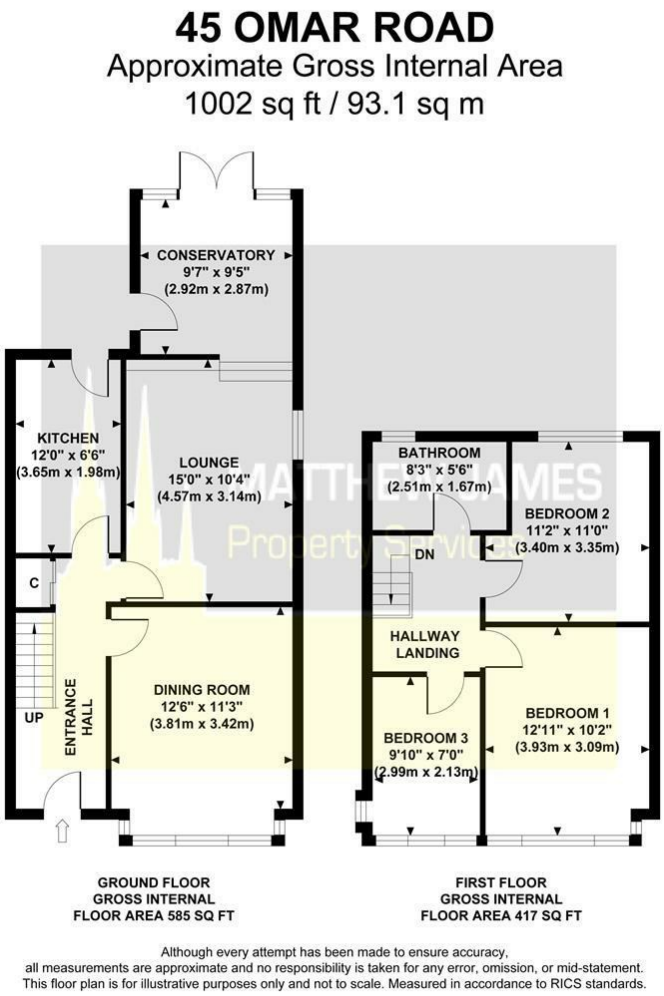
Rear Garden

Garage

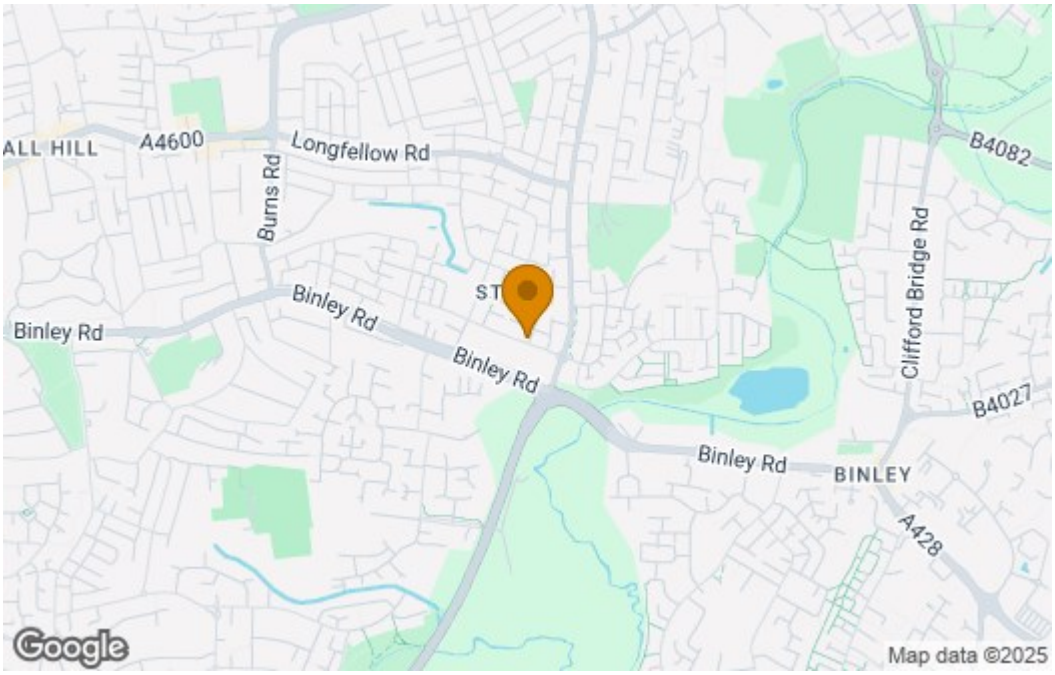


Rear Hard Standing Area

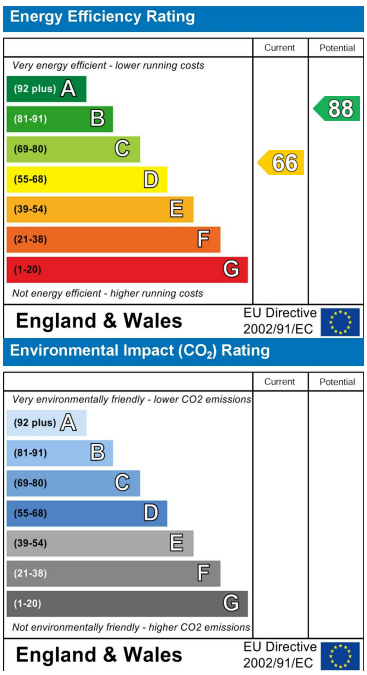
Floor Plan



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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