



MATTHEW JAMES

Property Services



92A Vinecote Road, Coventry, CV6 6EA

£245,000

THREE BEDROOMS... EXTENDED TO THE REAR... AIR CONDITIONING IN LOUNGE... GROUND FLOOR WC... LARGE GARAGE WITH ELECTRIC ROLLER DOOR... MODERN THROUGHOUT... NEWLY INSTALLED SHOWER ROOM AND KITCHEN... OPEN PLAN KITCHEN... GOOD SIZED REAR GARDEN... PERFECT FOR THE FIRST TIME BUYER OR INVESTMENT. Located on Vinecote Road in Longford, Coventry, this lovely end-terrace house is an ideal opportunity for first-time buyers seeking a modern home. The property also boasts three well-proportioned bedrooms.

Upon entering, you are greeted by a good sized living room with installed air conditioning, perfect for unwinding. The newly installed open-plan kitchen is a true highlight, featuring integrated appliances that cater to all your culinary needs, making it a joy to prepare meals. The extended reception room is particularly noteworthy, currently being used as a home office and utility.

On the first floor, the modern shower room is tastefully designed, ensuring convenience and style. Outside, the property benefits from a good-sized garden, perfect for enjoying the outdoors, whether for gardening or simply unwinding in the fresh air and the kids to play. Additionally, the large garage with a roller shutter door provides secure parking and extra storage space, a valuable asset in any home.

Situated close to local amenities, this property offers both comfort and convenience, making it an excellent choice for those looking to establish themselves in a vibrant community. With its appealing features and prime location, this home is not to be missed. Call us now to book your immediate viewing.

Front Garden



Having fenced perimeter, slate and pathway that leads to the:

Storm Porch

Having double obscure glazed doors and further

Inner Hallway

Having doors off to:

Ground Floor WC

6'6 x 2'11 (1.98m x 0.89m)

Having a PVCu double obscure glazed window to the front elevation, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Lounge

14'1 x 12'10 (4.29m x 3.91m)



Having a PVCu double glazed window to the front elevation, stairs lead off to the first floor and door that leads to the:

Open Plan Kitchen Dining Room

16'1 x 8'6 (4.90m x 2.59m)



Having a PVCu window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated dishwasher, integrated fridge and freezer, integrated oven with four ring gas hob and extractor over, seating area and PVCu double glazed French doors to the rear elevation which leads to the:

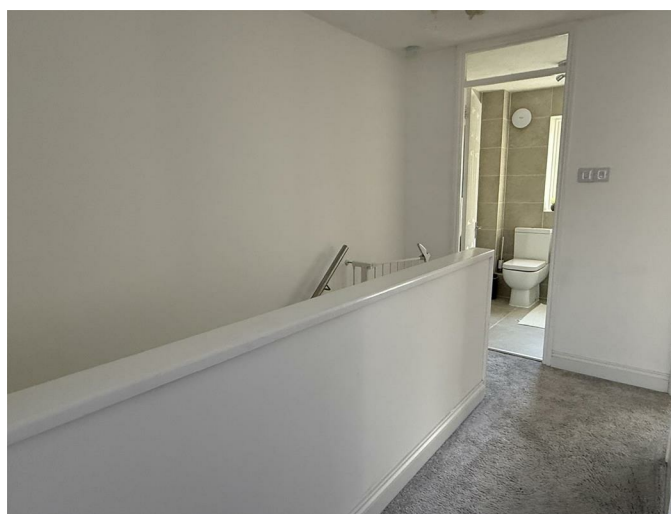
Extended Reception Room / Utility Room / Home Offi

12'10 x 9'2 (3.91m x 2.79m)



Having a PVCu double glazed window and PVCu double French doors to the rear elevation. Currently being used as a home office and utility but could quite easily be a play room / studio.

First Floor Landing



Having airing cupboard, access to the loft area and doors leading off to:

Bedroom One

11'6 x 8'10 (3.51m x 2.69m)



Having a PVCu double glazed window to the front elevation.

Bedroom Two

11'2 x 8'10 (3.40m x 2.69m)

Having a PVCu double glazed window to the rear elevation.

Bedroom Three

7'3 x 6'7 (2.21m x 2.01m)



Having a PVCu double glazed window to the front elevation.

Family Bathroom

7'3 x 5'7 (2.21m x 1.70m)



Having a PVCu double obscure glazed window to the rear elevation, walk-in shower enclosure, low level flush WC, vanity wash hand basin with storage beneath, extractor fan, ladder style heated towel rail and modern tiling to all four walls.

Rear Garden



Having fenced perimeters, planted borders, mainly laid to lawn with pathway that leads to a pedestrian gate to the front elevation and a further pathway leads to the bottom of the garden through a stainless steel door into the:

Garage

16'5 x 9'6 (5.00m x 2.90m)

Being wider than normal and having a window to the

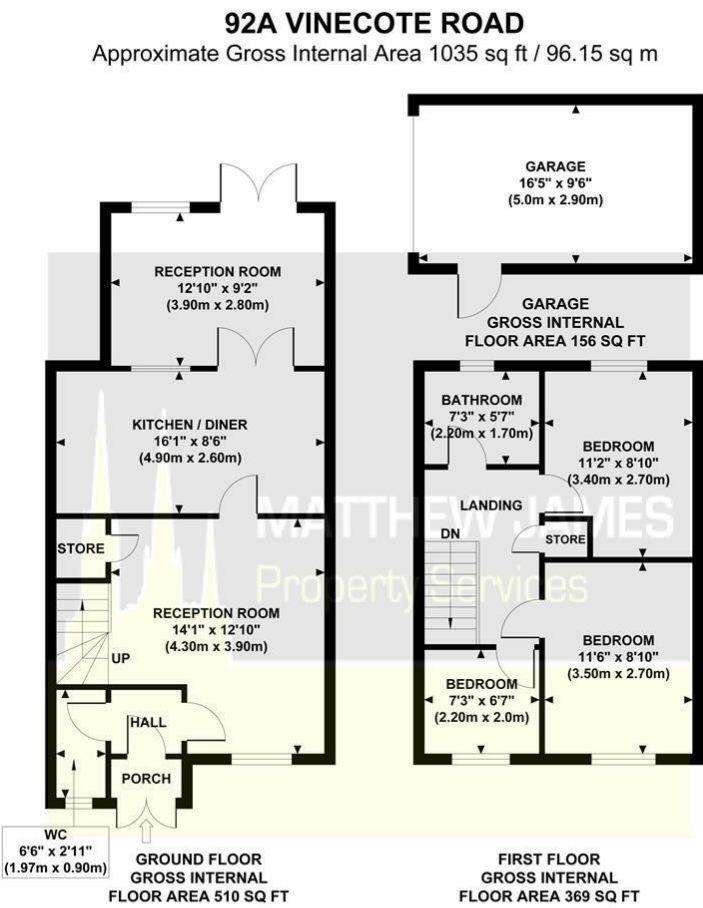
side elevation, electric up and over roller door, power and lighting.

Rear Parking Area



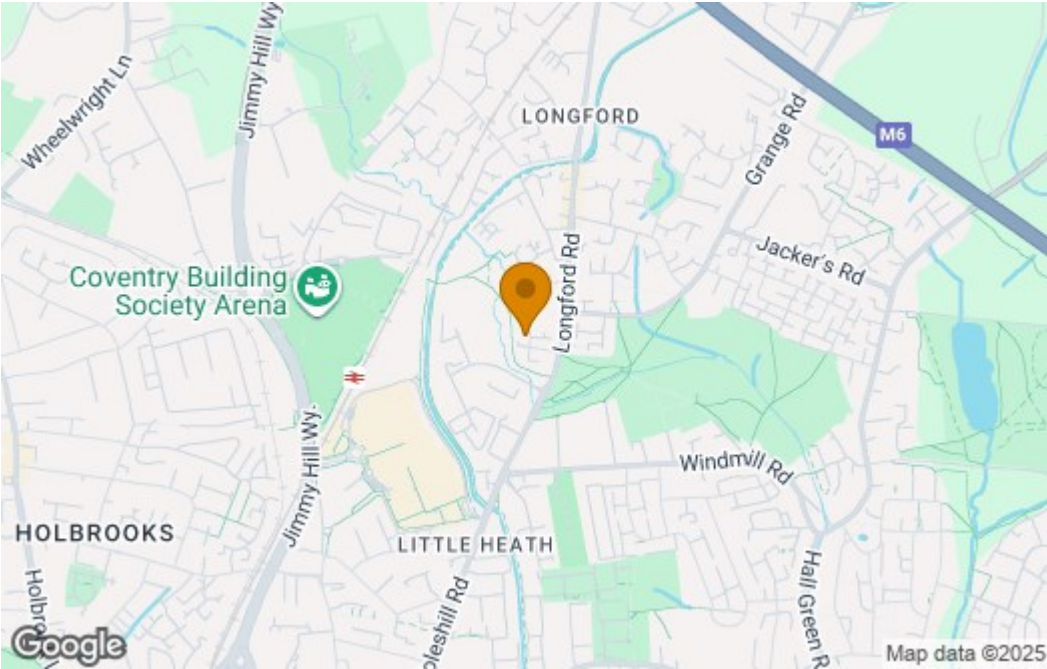
Having access via an entryway that leads to the garage.

Floor Plan

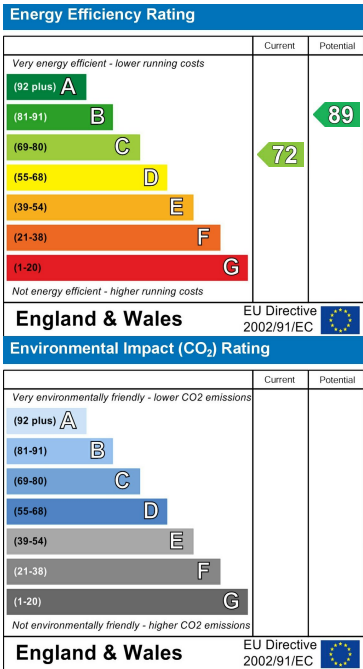


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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