



102 Mulliner Street, Coventry, CV6 5EU
£130,000

TWO DOUBLE BEDROOMS... VACANT... NO UPWARD CHAIN... TWO RECEPTION ROOMS... KITCHEN... LARGER THAN AVERAGE REAR GARDEN... GREAT FOR FIRST TIME BUYER OR THE INVESTOR. Located in Foleshill, this property needs to be viewed to appreciate what is being offered for sale. Having two double bedrooms, it's perfect for those that are looking for their first property or an investment. Briefly comprising of two reception rooms, kitchen and family bathroom on the ground floor and two double bedrooms on the first floor. To the rear of the property is a larger than average garden. Available as VACANT and having NO UPWARD CHAIN, this property is available for viewing now. Call us to book your viewing!

Reception One

10'9" x 10'9" (3.30m x 3.28m)

Having a PVCu double glazed window to the front elevation and door that leads to the:

Approach

Accessed directly off the pavement and leads straight into:

Inner Hallway

Having doors leading off to:

Family Bathroom

6'10 x 4'8 (2.08m x 1.42m)

Having a panel bath, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Reception Room Two / Dining Area

10'10 x 8'2 (3.30m x 2.49m)

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

Kitchen

11'0 x 6'10 (3.35m x 2.08m)

Having a PVCu double glazed window to the side elevation, a range of wall, base and drawer units with roll top work surface over and tiling to all splash prone areas. A composite double glazed door leads to the rear garden area.

Store

6'11 x 4'8 (2.11m x 1.42m)

Being brick built and having two lockable doors.

First Floor Landing

Having doors leading off to:

Bedroom One

10'11 x 10'10 (3.33m x 3.30m)

Having a PVCu double glazed window to the front elevation.

Bedroom Two

10'9 x 9'8 (3.28m x 2.95m)

Having a PVCu double glazed window to the rear elevation with built-in wardrobe to the one wall.

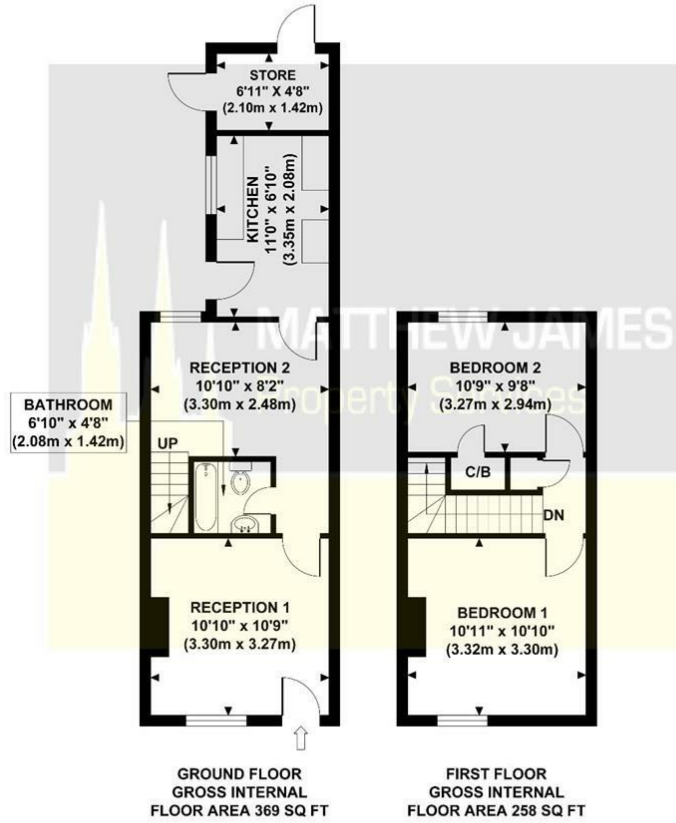
Rear Garden

Having a paved patio area and fenced perimeter.

Floor Plan

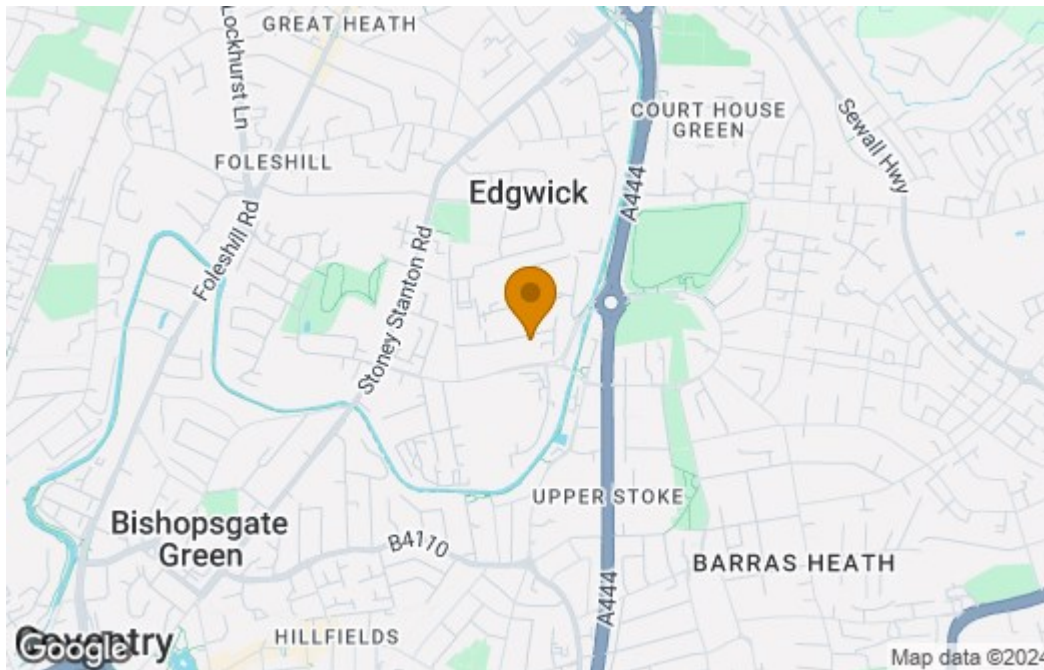
MULLINER STREET

Approximate Gross Internal Area 627 sq ft / 58.3 sq m

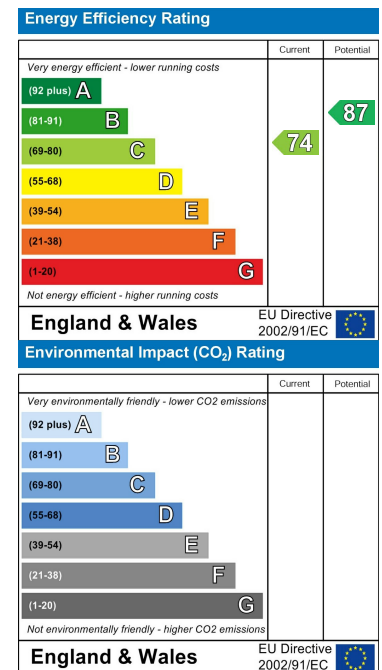


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

Facebook

Twitter