



MATTHEW JAMES

Property Services



21 Wyley Road, Coventry, CV6 1NU

Offers Over £120,000

**** CASH BUYERS ONLY **** TWO DOUBLE BEDROOMS... VACANT... NO UPWARD CHAIN... OPEN PLAN KITCHEN DINING ROOM... FRONT AND REAR GARDENS... CLOSE TO ALL AMENITIES... PVCU DOUBLE GLAZING... CENTRAL HEATING... PERFECT FOR INVESTMENT. Located in a popular area of Radford, this empty two double bedroom property really does need to be viewed to appreciate everything being offered for sale. Briefly comprising of two double bedrooms, living room, open plan kitchen dining room, PVCu double glazing, central heating and front and rear gardens. Does this sound like your next investment / project? Call us now to book your immediate viewing!

Front Garden



Having fenced perimeter and laid to paving with access through the front door into the:

Living Room

11'4 x 11'3 (3.45m x 3.43m)



Having a PVCu double glazed window to the front elevation, wall mounted gas fire (not tested), meter cupboard and door leading to the:

Kitchen Dining Room

12'1 x 11'4 (3.68m x 3.45m)



Being of open plan design with composite door that leads to the rear garden area, PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a cooker and stairs that leads off to the:

First Floor Landing

Having doors leading off to:

Bedroom One

11'5 x 11'3 (3.48m x 3.43m)



Having a PVCu double glazed window to the front elevation.

Bedroom Two

11'3 x 6'11 (3.43m x 2.11m)



Having a PVCu double glazed window to the rear elevation.

Family Bathroom

8'3 x 4'10 (2.51m x 1.47m)



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

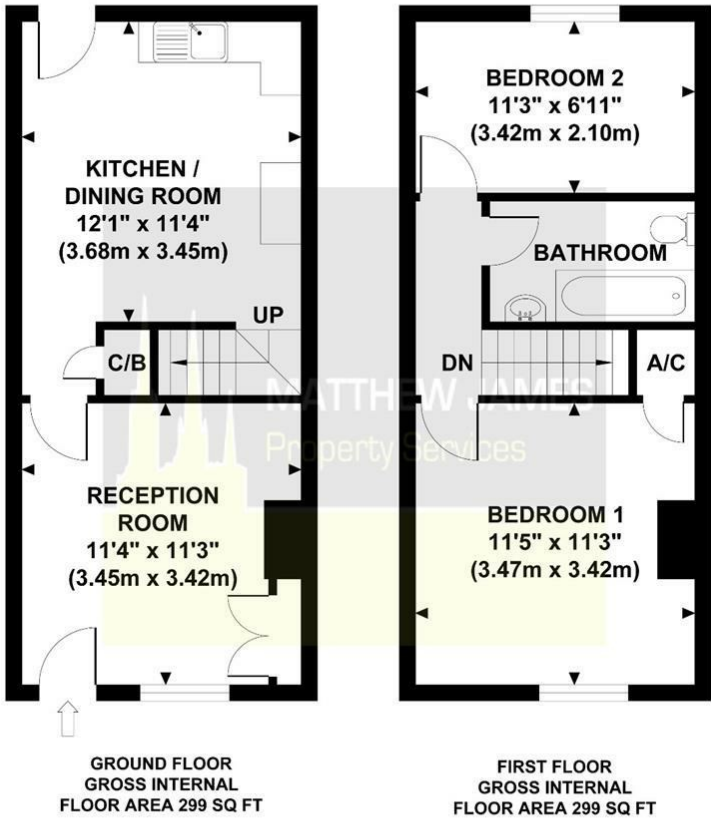
Rear Garden



having fenced perimeter and paved patio area.

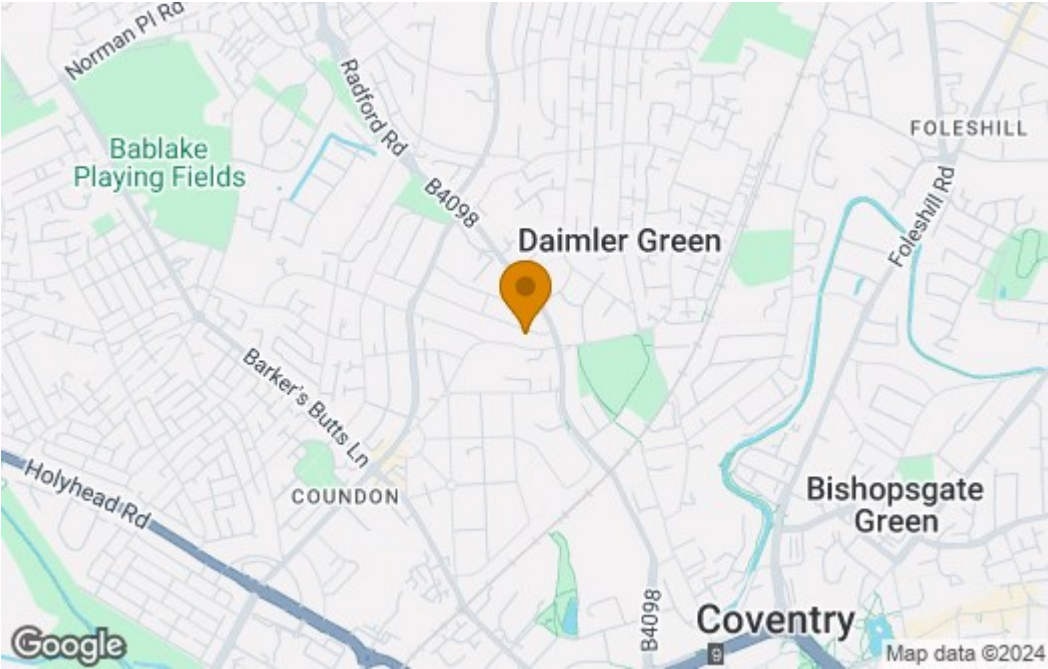
Floor Plan

WYLEY ROAD
Approximate Gross Internal Area 598 sq ft / 55.60 sq m

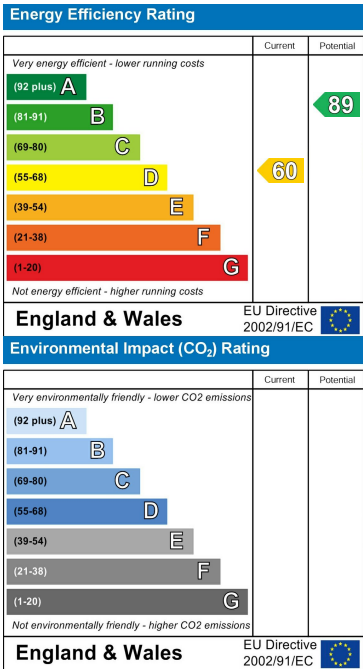


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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