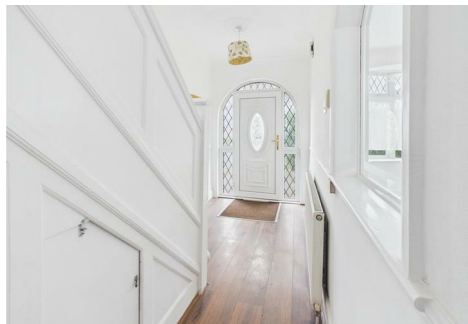




MATTHEW JAMES

Property Services



9 Mary Herbert Street, Coventry, CV3 5ER

£285,000

SEMI DETACHED... VACANT ... NO UPWARD CHAIN... DOUBLE TANDEM GARAGE... LARGE UTILITY ROOM... THREE BEDROOMS... THROUGH LOUNGE DINING ROOM... RECENTLY REDECORATED... BRAND NEW KITCHEN... OFF ROAD PARKING... MODERN FAMILY BATHROOM. Located in the sought after area of Cheylesmore, this lovely traditional semi-detached property offers a delightful blend of traditional features with some modern comforts. Spanning an impressive seventy five square meters, this spacious property boasts three well-proportioned bedrooms, making it an ideal family home or a perfect investment opportunity.

Built in 1938, the house has been thoughtfully updated and newly decorated throughout, ensuring a fresh and inviting atmosphere for the new owners. The brand new grey gloss kitchen is a standout feature, providing a stylish and functional space for culinary enthusiasts. The property also includes a larger than average utility room, adding to the convenience of daily living.

The generous reception room offers a welcoming area for relaxation and entertainment, while the good-sized rear garden presents an excellent outdoor space for children to play or for hosting summer gatherings. Additionally, the tandem garage provides ample storage or parking options, complemented by off-road parking.

Situated close to the Cheylesmore Shopping Parade and a variety of local amenities, this property is perfectly positioned for easy access to shops, schools, and parks. With NO UPWARD CHAIN, this VACANT home is ready for you to move in and make it your own. Whether you are looking to settle down or seeking a promising rental opportunity, this semi-detached house on Mary Herbert Street is not to be missed. We have keys - call us now to book your immediate viewing!

Front Garden & Off Road Parking



Having hedged and fenced perimeter with off road parking accessed via a dropped kerb leading to the garage and access through the front door leading into the:

Entrance Hallway



Having under stairs storage, stairs off to the first floor, window to the lounge area and doors leading off to:

Lounge Dining Room 25'4 x 11'1 (7.72m x 3.38m)



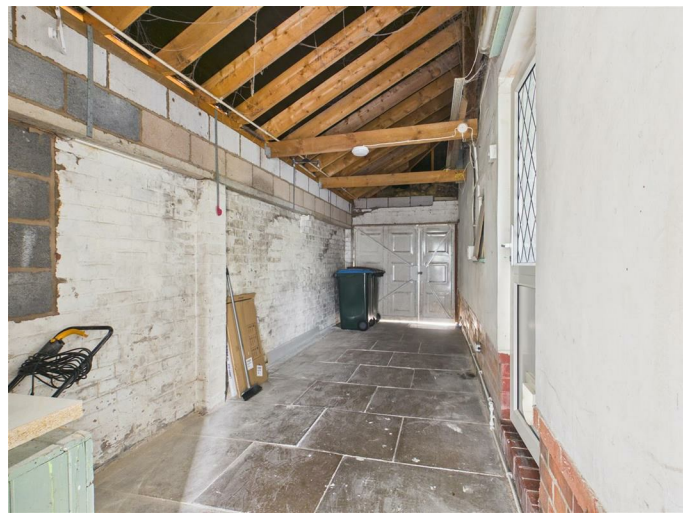
Having a PVCu double glazed bay window to the front elevation, feature fireplace with inset 'real flame' fire, hearth, mantle and surround and PVCu double glazed French doors with picture windows to the side.

New Fitted Kitchen 7'10 x 6'4 (2.39m x 1.93m)



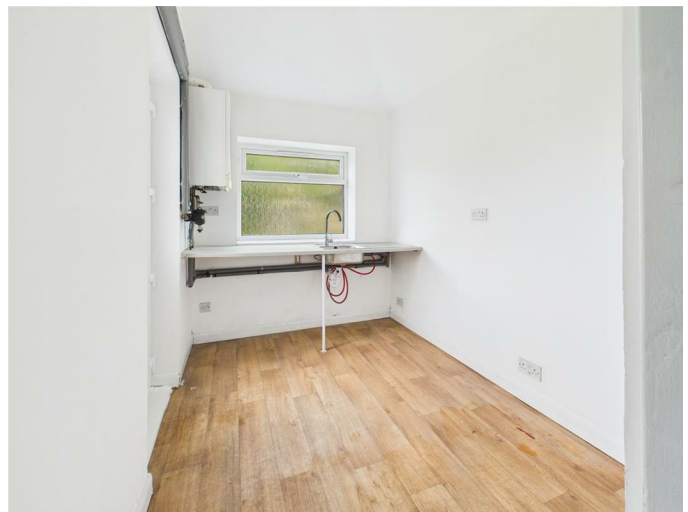
Having a PVCu double glazed window to the rear elevation, a brand newly installed modern gloss kitchen with integrated oven, hob and extractor, space for a fridge freezer and PVCu double obscure glazed door that leads to the:

Double Tandem Garage 23'9 x 7'5 (7.24m x 2.26m)



Being of tandem style with opening door to the front elevation, roof storage and doorway that leads to the:

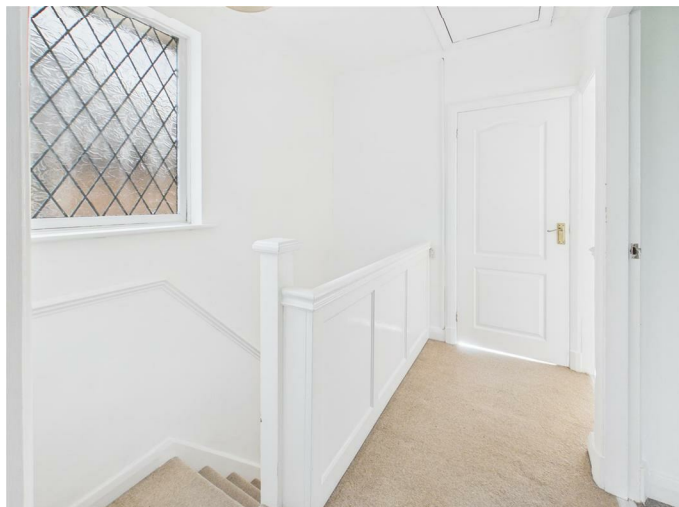
Utility Room 9'1 x 6'10 (2.77m x 2.08m)



Having a PVCu double glazed window to the rear elevation, work surface with plumbing and space for

a washing machine, wall mounted central heating boiler and PVCu double obscure glazed door to the rear elevation.

First Floor Landing



Having a PVCu double glazed window to the side elevation, balustrade, access to the loft area and doors leading off to the:

Bedroom One

13'2 x 10'3 (4.01m x 3.12m)



Having a PVCu double glazed bay window to the front elevation.

Bedroom Two

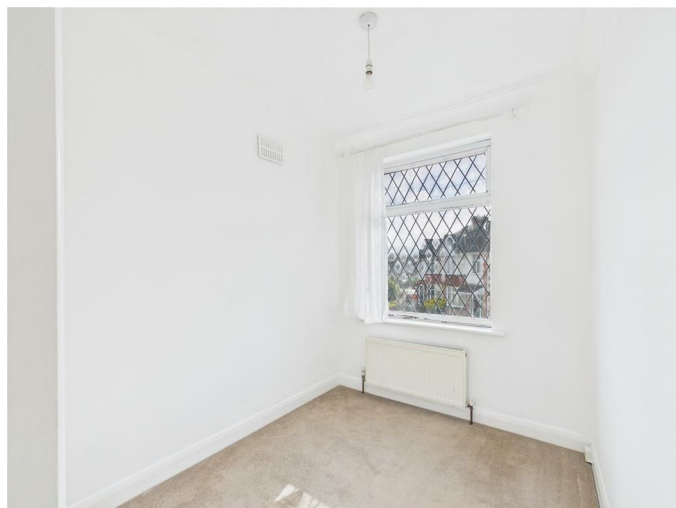
11'2 x 10'7 (3.40m x 3.23m)



Having a PVCu double glazed window to the rear elevation.

Bedroom Three

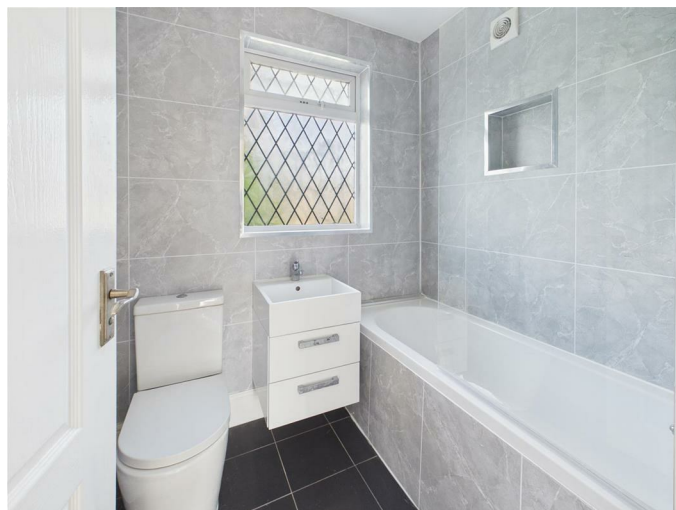
7'11 x 6'9 (2.41m x 2.06m)



Having a PVCu double glazed window to the front elevation.

Family Bathroom

6'3 x 5'4 (1.91m x 1.63m)



Having a PVCu double obscure glazed window to the rear elevation, modern design with panel bath and shower over, vanity style wash hand basin, low level flush WC and modern tiling to all splash prone areas.

Rear Garden

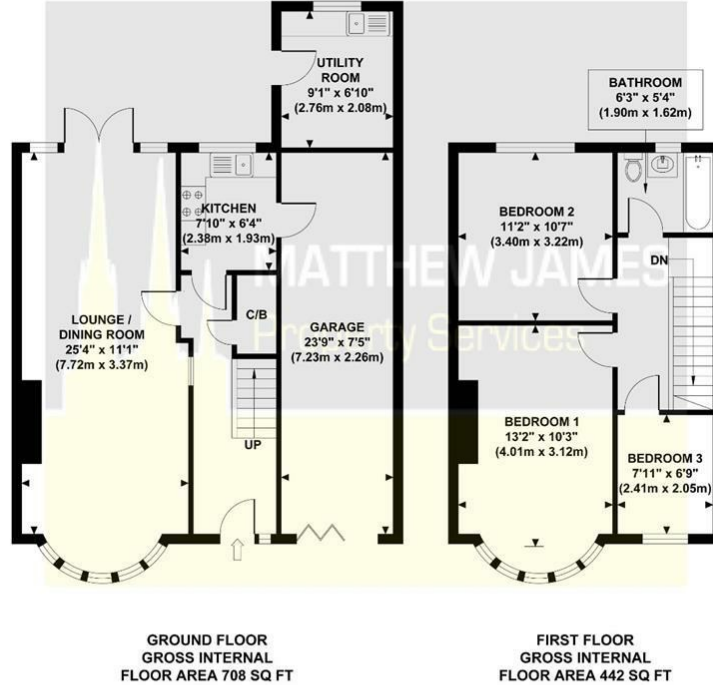


Having fenced perimeter, paved patio area and mainly laid to lawn.

Floor Plan

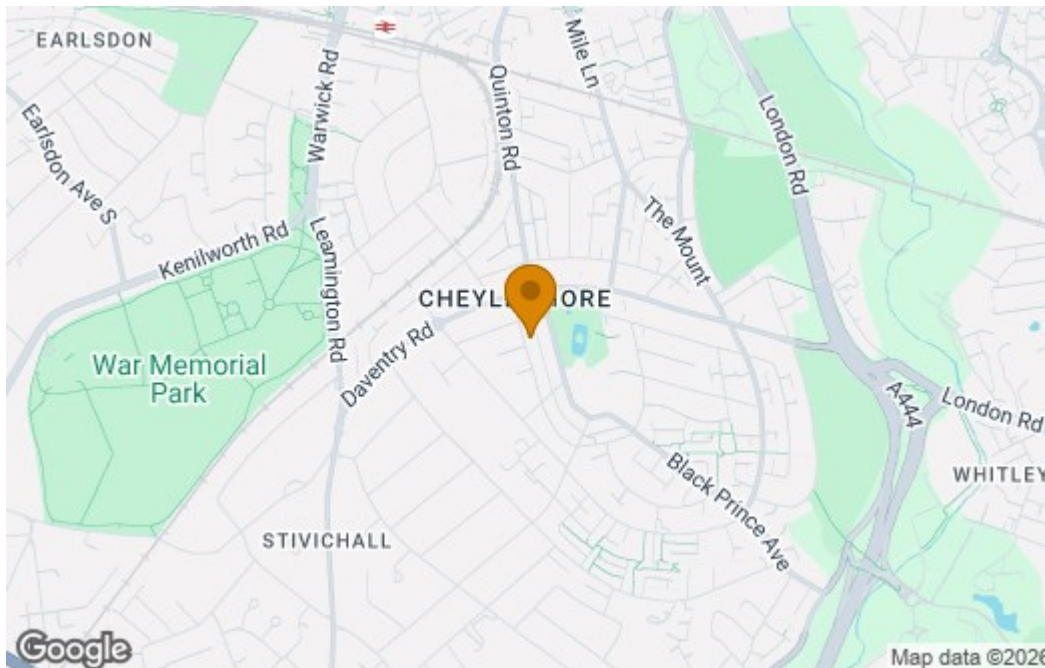
9 MARY HERBERT STREET

Approximate Gross Internal Area
1150 sq ft / 106.9 sq m

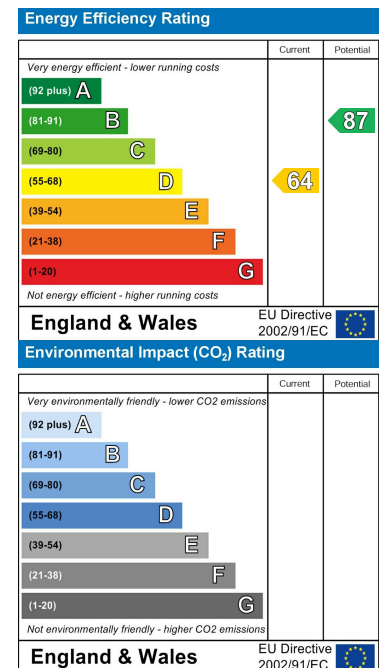


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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