

MATTHEW JAMES
Property Services



245 Kenpas Highway Stivichall, Coventry, CV3 6PD

THREE BEDROOMS... SEMI DETACHED... NO UPWARD CHAIN... FINHAM PARK CATCHMENT... LARGE REAR GARDEN... TWO RECEPTION ROOMS... OFF ROAD PARKING... GARAGE... SOUGHT AFTER AREA... We welcome to the market this traditional three bedroom semi detached property requiring a little modernisation and offered for sale with vacant possession. This is superb opportunity to create your own ideal home within the desirable south side of Coventry, popular with families as within the catchment area for the highly rated Finham Park School. Also ideally placed for other excellent local secondary and primary schools and plenty of local amenities. This would also make as superb investment as there is potential to increase the value of the property over time.

In brief, this lovely accommodation comprises of: storm porch, entrance hall with doors leading to the ground floor living space. Lounge with gas fireplace and large window allowing lots of natural light into the room, separate dining room with gas fireplace and sliding doors out to the garden. The kitchen with door out to the side of the property overlooks the garden.

The first floor accommodation comprises of: hallway landing, two generous sized double bedrooms, a further single bedroom and shower room with storage cupboard housing the boiler.

O.I.R.O £320,000

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- *NO ONWARD CHAIN*
- *THREE BEDROOMS*
- *TWO RECEPTION ROOMS*
- *LARGER THAN AVERAGE REAR GARDEN*
- *OFF STREET PARKING*
- *GARAGE*
- *FINHAM PARK SCHOOL CATCHMENT AREA*
- *SEMI DETACHED*
- *FURTHER POTENTIAL*

Approach

Entrance Hallway

Lounge

12'8 x 12'3 (3.86m x 3.73m)

Dining Room

12'5 x 11'7 (3.78m x 3.53m)

Kitchen

9'3 x 7'5 (2.82m x 2.26m)

First Floor Landing

Bedroom One

12'6 x 11'9 (3.81m x 3.58m)

Bedroom Two

12'3 x 11'9 (3.73m x 3.58m)

Bedroom Three

8'4 x 6'11 (2.54m x 2.11m)

Shower Room

7'5 x 6'7 (2.26m x 2.01m)

Outside Storage

Rear Garden

Garage

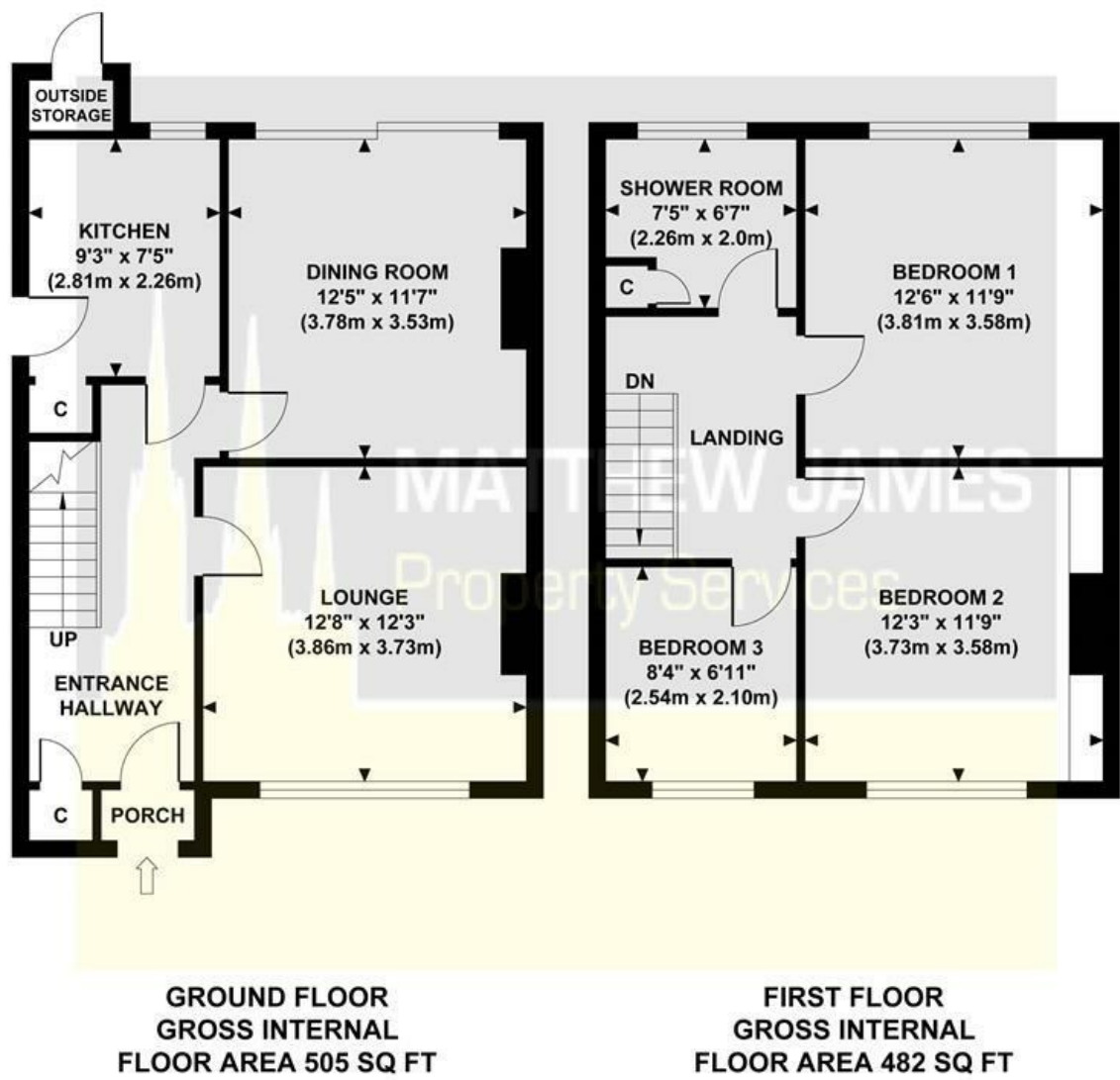


Directions



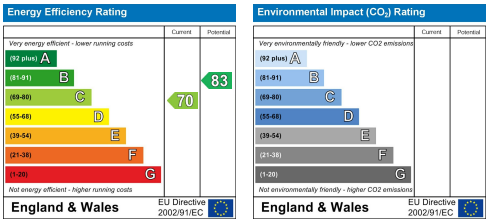
KENPAS HIGHWAY

Approximate Gross Internal Area 987 sq ft / 91.70 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.

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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