

Courtele Road Paragon Park Coventry CV6 5FH
£210,000

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SALES AND LETTINGS

**** Freehold on completion**** This mid-terrace house offers a perfect blend of modern living and comfort. Built in 2017, the property spans an inviting 614 square feet, making it an ideal choice for first-time buyers or investors.

The home features a well-proportioned reception room and kitchen/dining room. With two spacious bedrooms and a family bathroom with shower over bath. The property also boasts a conveniently located downstairs WC. Additionally, the house comes with two allocated parking spaces and a low maintenance rear garden

Equipped with gas central heating and double-glazed windows, this home promises warmth and energy efficiency throughout the year. 990 years remaining on the lease. £150 per annum ground rent.

Entrance
9'1" x 3'5" (2.787 x 1.051)

PVC door leading into the property. The entrance hallway has tiled flooring, a single central heating radiator and doors leading to the downstairs WC and lounge.

WC
4'11" x 2'10" (1.513 x 0.866)

Tiled flooring, obscure window to the front aspect, single central heating radiator, low level toilet and wash basin with tiled splash back.

Lounge
15'1" x 9'3" (4.616 x 2.827)

Laminate flooring, double central heating radiator, double glazed window to the front aspect and door to understairs cupboard.

Kitchen/dining room
12'5" x 7'11" (3.805 x 2.425)

Fitted with matching wall and base units including cupboards and drawers, inset one and half stainless steel sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, with space for upright fridge freezer, plumbing for a washing machine and

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dishwasher, integrated electric oven, gas hob and extractor. Finished with vinyl flooring. Double central heating radiator, double glazed window to the rear aspect of the property and French doors leading into the garden.

Bedroom 1
12'7" x 9'8" (3.858 x 2.950)

Carpeted floor, double glazed window to the front aspect and single central heating radiator

Bedroom 2
12'6" x 8'2" (3.812 x 2.507)

Carpeted floor, double glazed window to the rear aspect and single central heating radiator

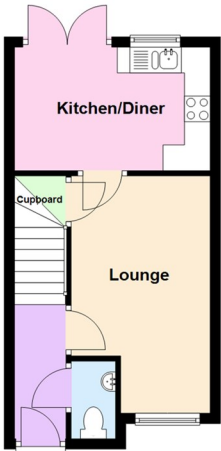
Bathroom
6'3" x 5'7" (1.920 x 1.704)

Fitted with a white suite which features a panel bath with a mixer shower unit over and shower curtain, low level W.C and pedestal wash basin. This part tiled bathroom benefits from a central heating radiator and tiled flooring.

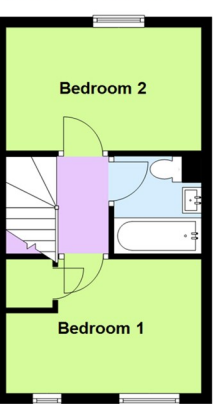
Rear garden

Low maintenance garden with decking and Astro turf. Fence surrounds. Gate for rear access.

Ground Floor
Approx. 28.0 sq. metres (301.3 sq. feet)

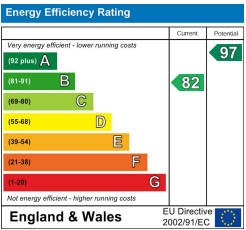


First Floor
Approx. 27.4 sq. metres (294.9 sq. feet)



Total area: approx. 55.4 sq. metres (596.2 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



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