



yourdreampad



## 52 Cranford Road Coundon, Coventry, CV5 8JG

A 1930's built, deep double bayed, halls together end-terraced property situated within this convenient and popular side-road, close to the Holyhead Road. Offered with no chain, this ideal family home would benefit from some attention, requires redecorating and new floor coverings but features an excellent full width, open plan kitchen extension with vaulted ceiling. Briefly comprising of a through hall, front lounge, ground floor shower room, dining room and kitchen. There are three bedrooms and a bathroom. The front and rear gardens need tidying but has side and rear car access. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

Coundon is an established and highly popular district, located to the north-western side of town, with the Holyhead Road enabling excellent access to and from the city centre. The local area features many shops, bus services and parks, therefore ideal for growing families. Several schools are situated within Coundon, primary schools featured are Hollyfast, Moseley and Christ the King. Coundon Court is a secondary school with a growing reputation. The delightful open spaces of Coundon Wedge are perfect for dog walkers.

**£229,950**

# 52 Cranford Road

Coundon, Coventry, CV5 8JG



- EXTENDED END-TERRACED HOME
- MODERN GUTTERS AND FASCIAS
- ALL AMENITIES WITHIN WALKING DISTANCE
- PRICED TO REFLECT CONDITION
- GENEROUS REAR GARDEN WITH ACCESS
- EASY ACCESS TO THE A45
- GAS HEATING AND DOUBLE GLAZING
- CLOSE TO LAKE VIEW PARK

## ON THE GROUND FLOOR

Porch

5'8 x 1'5

Through Hall

11'8 x 5'4

Lounge

10'6 into chimney breast x 9'9 plus bay

Shower Room

7'8 x 4'9

Dining Room

11'8 x 10'5

Open Plan Kitchen Extension

15'2 x 8'6

## ON THE FIRST FLOOR

Bedroom No.1

11'5 plus bay x 9'9 into chimney breast

Bedroom No.2

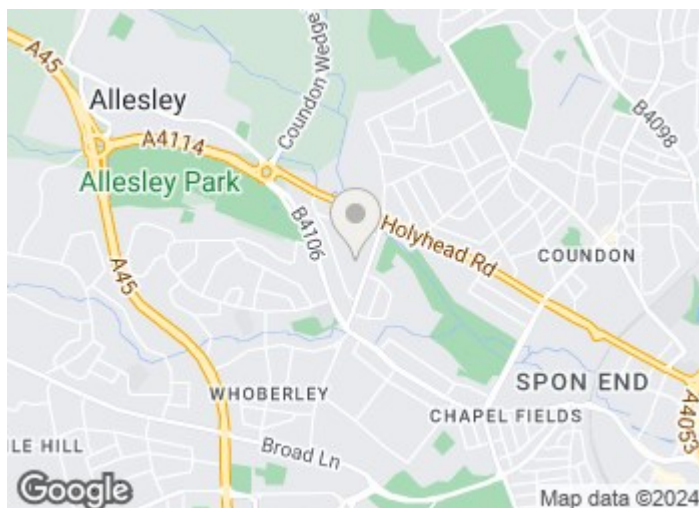
9'9 into chimney breast x 9'6

Bedroom No.3

8'6 max x 6'

Bathroom

5'8 x 5'1



[Directions](#)





# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	