



yourdreampad



16 Lord Street Chapelfields, Coventry, CV5 8DA

A very substantial, period, end-terraced residence situated within this delightful side-road, to the edge of Earlsdon, within easy reach of the city centre. Being deceptively spacious and offering generous room sizes throughout, the property offers huge potential and should provide a first class investment opportunity or large family home and with some imagination has the possibility to create 2 individual apartments. Briefly comprising of a through hall, front lounge, sitting room, dining room, well fitted kitchen, utility room and ground floor shower room. There are two large bedrooms and a bathroom on the first floor and a third double bedroom on the second floor, forecourt and rear garden with courtyard. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Chapelfields is a much sought after and convenient location, lying alongside the Allesley Old Road, to the west of the city. The immediate area contains a wide choice of amenities including daily shops and regular bus services. The centre of Earlsdon is a short walk away enabling easy access to the vibrant and popular High Street, home to a number of bars, cafés and restaurants.

£230,000

16 Lord Street

Chapelfields, Coventry, CV5 8DA



- GREATLY REDUCED
- THREE DOUBLE BEDROOMS ON TWO FLOORS
- FIRST CLASS INVESTMENT PROPOSAL
- LARGER THAN AVERAGE END-TERRACE
- THREE LARGE RECEPTION ROOMS
- REQUIRES SOME ATTENTION
- GAS HEATING, DOUBLE GLAZING
- IMMEDIATE VACANT POSSESSION

ON THE GROUND FLOOR

Through Hall

15'5 x 3'3

Front Lounge

11'7 x 10'9

Sitting Room

14'7 x 10'10

Dining Room

16'7 x 7'4

Well Fitted Kitchen

16'7 x 7'4

Utility Room

11'1 x 3'3

Shower Room

5'6 x 5'5

ON THE FIRST FLOOR

Bedroom No.1

12'6 plus wardrobes x 11'7

Bedroom No.2

16' x 7'6

Spacious Bathroom

9'2 x 7'3

ON THE SECOND FLOOR

Bedroom No.3

14'9 max x 12'7

OUTSIDE

Garden Store

5'5 x 4'7



[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.
Made with Metropix 6/2024

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	