

for sale

offers in the region of **£155,000**



Brooklyn Road Foleshill Coventry CV1 4JT

This two bedroom mid terrace property is an Ideal **FIRST TIME BUY** and is situated in the residential area of Foleshill,



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Approach

Front door.

Lounge

11' 2" max x 11' 1" (3.40m max x 3.38m)
Double glazed window to the front elevation, radiator, television point and laminate flooring.

Dining Room

12' 2" x 11' (3.71m x 3.35m)
Double glazed window to the rear elevation, radiator and laminate flooring.

Fitted Kitchen

10' 11" x 5' 10" (3.33m x 1.78m)

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Electric oven and electric hob, plumbing for washing machine, space for domestic appliance, laminate flooring and double glazed window to the side elevation.

Ground Floor Bathroom

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the side elevation.

First Floor Landing

Doors to:



Bedroom One

11' 3" x 11' 1" max (3.43m x 3.38m max)

Double glazed window to the front elevation, storage cupboard and radiator.

Bedroom Two

12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed window to the front elevation, storage cupboard, radiator and loft access.

Outside

Front Garden

Small paved foregaden.

Rear Garden

Patio area beyond being laid to lawn.

Agents Note

The boiler was installed in August 2023





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: COV320712 - 0006

Tenure: Freehold

EPC Rating: D

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