

MATTHEW JAMES
Property Services



2 Frankland Road, Coventry, CV6 7EH **Offers Over £225,000**

THREE BEDROOMS... END OF TERRACE... EXTENDED BREAKFAST KITCHEN... THROUGH LOUNGE DINING ROOM... BEAUTIFUL REAR GARDEN... MODERN FAMILY BATHROOM... PERFECT FOR THE FIRST TIME BUYER... GREAT INVESTMENT OPPORTUNITY... INTEGRATED APPLIANCES. Located on the cusp of Little Heath, Bell Green and Courthouse Green, this beautiful end of terrace double stone bay property really needs to be viewed to appreciate what a fantastic opportunity it will be to own your first home or to add to your investment portfolio. Briefly comprising of a front garden, entrance hallway, through lounge dining room, extended breakfast kitchen, three bedrooms, modern family bathroom with rain head shower over bath and a beautiful relatively maintenance free rear garden. Does this sound like your next home, your next investment property or your first purchase? Call us now to book your viewing!

Front Garden



Having walled fore-garden with inset graveled area and paved pathway that leads to the:

Storm Porch

With access through the front door that leads to the:

Entrance Hallway



Having under stairs storage cupboard and doors leading off to:

Living Room

14'5 x 11'6 (4.39m x 3.51m)



Having a PVCu double glazed window to the rear elevation.

Dining Room

10'10 x 10'8 (3.30m x 3.25m)



Having a PVCu double glazed bay window to the front elevation with feature fireplace to the one wall with inset marble surround and hearth with timber mantelpiece.

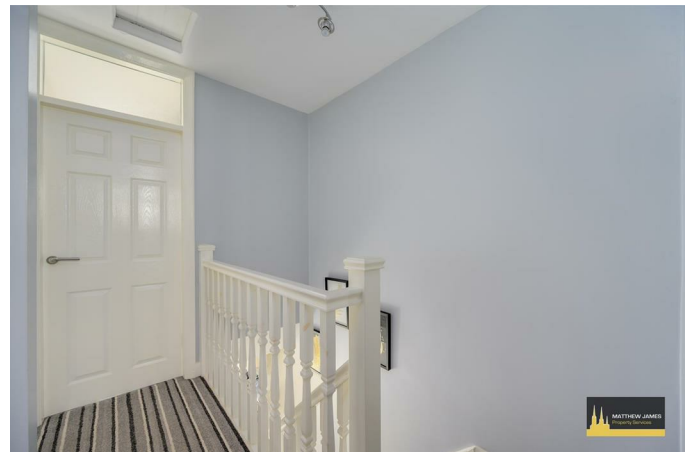
Extended Kitchen Diner

18'1 x 6'8 (5.51m x 2.03m)



Having been extended with Velux ceiling window, PVCu double glazed window to the side elevation, a range of wall, base and drawer units with roll top work surface over, breakfast bar, integrated oven with four ring gas hob and extractor over, integrated washing machine, integrated fridge, integrated freezer and modern tiling to all splash prone areas.

First Floor Landing



Having access to the loft area, balustrade and doors leading off to:

Bedroom One

14'7 x 10'4 (4.45m x 3.15m)



Having a PVCu double glazed bay window to the front elevation.

Bedroom Two

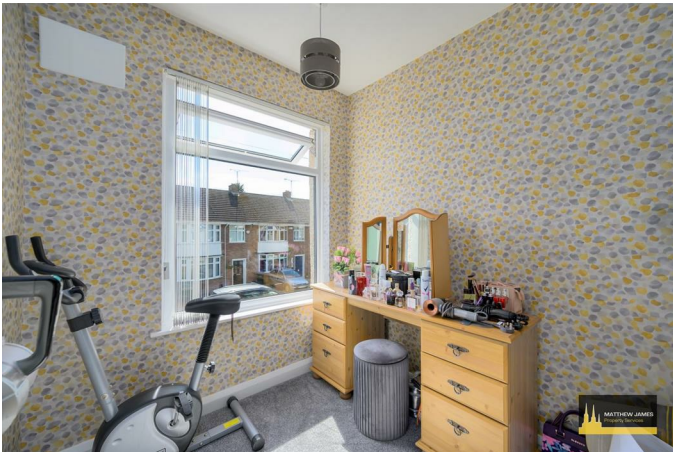
10'11 x 10'8 (3.33m x 3.25m)



Having a PVCu double glazed window to the rear elevation and built-in airing cupboard to the one wall.

Bedroom Three

7'7 x 6'6 (2.31m x 1.98m)



Having a PVCu double glazed window to the front elevation.

Family Bathroom

6'1 x 5'6 (1.85m x 1.68m)



Having a PVCu double obscure glazed window to the rear elevation, panel p-bath with rain head shower over, vanity wash hand basin with WC and storage beneath, ladder style heated towel rail and modern tiling to all four walls.

Rear Garden

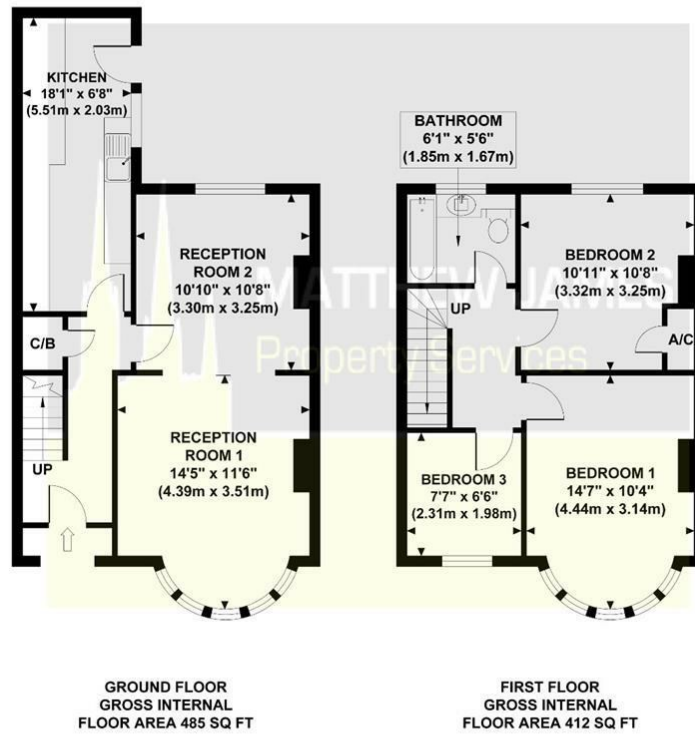


Having a fenced perimeter with paved patio area and inset artificial grass providing a relatively maintenance free garden and perfect sun trap for those that like to appreciate the outdoor space. There is also a timber pedestrian gate that leads to the side and front elevations.

Floor Plan

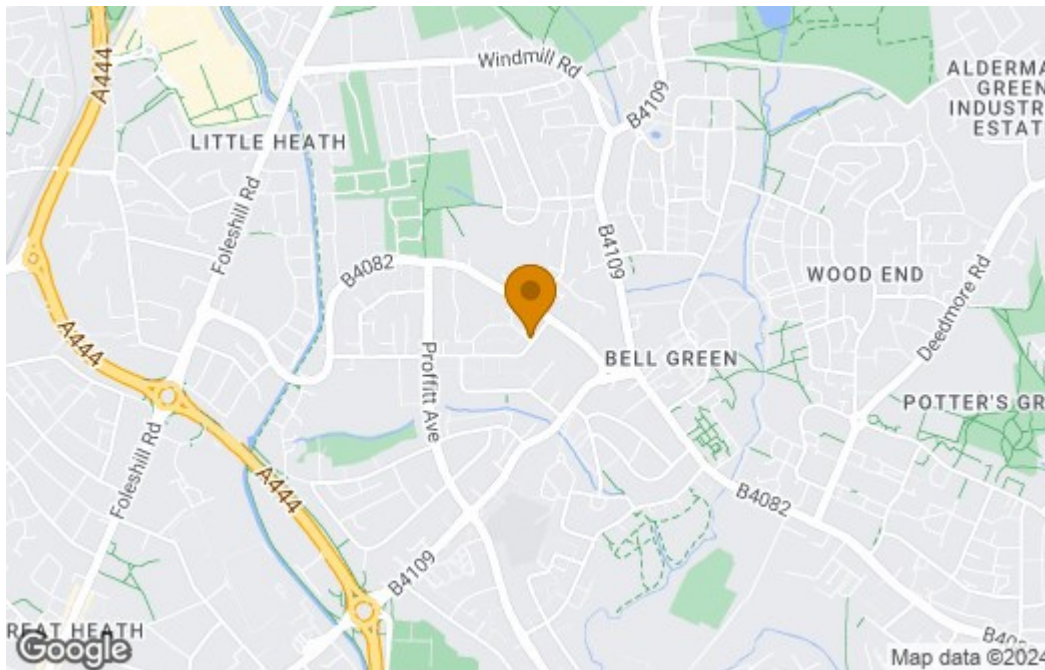
FRANKLAND ROAD

Approximate Gross Internal Area
897 sq ft / 83.40 sq m

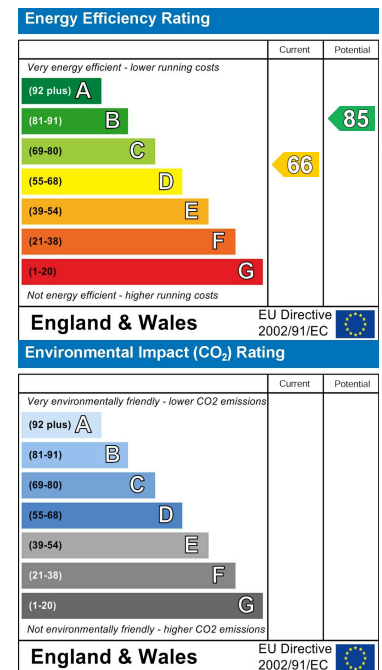


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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