



MATTHEW JAMES
Property Services



1 Centenary Road, Coventry, CV4 8GF £300,000

A FANTASTIC OPPORTUNITY NOT TO BE MISSED, VACANT WITH NO CHAINThis extended semi-detached property in the heart of Canley offers a versatile living space, making it an ideal choice for families or investors. With the flexibility of three to five bedrooms, this deceptively spacious home is conveniently located close to Warwick University and within walking distance to an abundance of local amenities, Cannon Park Shopping Centre and local schools.

The ground floor features entrance hallway, lounge/bedroom, well-appointed shower room and W.C, generously sized kitchen/dining area and an additional reception room/bedroom to the rear. Upstairs boasts three further bedrooms and the main bathroom with separate shower cubicle. Externally the property benefits from off-road parking to the rear and hard standing to the front. A low-maintenance rear garden completes the outdoor space, offering a pleasant setting without the hassle of upkeep.

Whether you're looking for a comfortable family home or a smart investment, this property delivers space, location, and practicality in one fantastic package.

Avoid the disappointment of missing out and call to book your viewing today!

Approach/ Hard Standing



Kitchen/ Dining

25'6 x 7'11 (7.77m x 2.41m)



Entrance Hallway



Reception Room/ Bedroom

12'2 x 11'10 (3.71m x 3.61m)



Lounge/ Bedroom

11'9 x 9'2 (3.58m x 2.79m)



Hallway Landing



Ground Floor Shower Room & W.C



Bedroom

12'4 x 12'3 (3.76m x 3.73m)



Bedroom

11'10 x 9'11 (3.61m x 3.02m)



Bedroom

8'11 x 8'4 (2.72m x 2.54m)



Bathroom

7'11 x 5'9 (2.41m x 1.75m)



Rear Garden

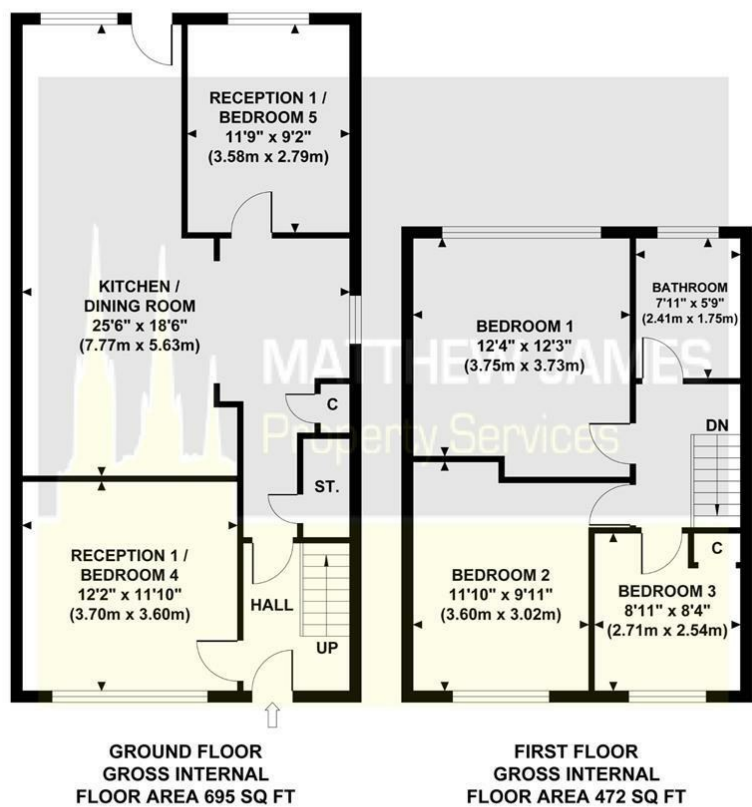


Parking Space



Floor Plan

1 CENTENARY ROAD
Approximate Gross Internal Area
1167 sq ft / 108.5 sq m

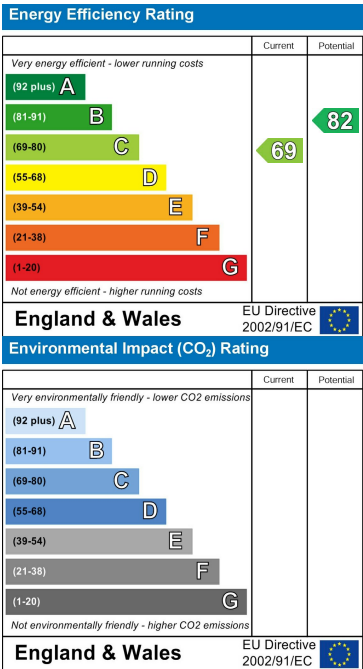


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

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