



12 Ludiana Close, Paragon Park, Coventry, CV6 5SA

£270,000

Welcome to this stunning three-storey townhouse located on Ludiana Close on Paragon Park in Coventry being sold with NO UPWARD CHAIN. This delightful property offers a perfect blend of modern living and comfort, making it an ideal home for families or professionals. As you enter, you are greeted by a spacious lounge diner, perfect for entertaining guests or family time. The high gloss white kitchen is both stylish and functional, providing ample space for culinary creations. A convenient WC is located on the ground floor, adding to the practicality of the layout.

Moving to the first floor, you will find two well-proportioned bedrooms, one of which boasts fitted wardrobes, offering plenty of storage space. The family bathroom is also situated on this level, designed to cater to all your needs.

The second floor is dedicated to the master suite, which features an en-suite shower room for added privacy and convenience. This tranquil space is perfect for unwinding after a long day.

Outside, the property benefits from off-road parking, ensuring that you have a secure place for your vehicle. The rear garden is a lovely feature, complete with a patio area, lawn, and a shed for additional storage. This outdoor space is ideal for enjoying sunny days or hosting barbecues with friends and family.

In summary, this townhouse on Ludiana Close is a fantastic opportunity for those seeking a modern and spacious home in Coventry. With its thoughtful design and desirable features, it is sure to impress. Don't miss your chance to make this property your own. Sound like your next family home? Call us now to book your viewing.

Front Garden



Entrance Hallway

Ground Floor WC

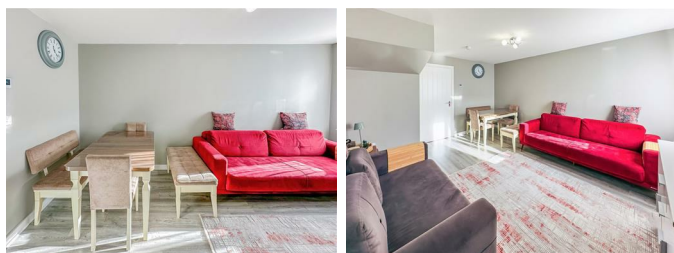
Kitchen

11'8" x 7'8" (3.58 x 2.36)



Lounge Dining Room

14'6" x 11'9" (4.42 x 3.6)



First Floor Landing



Bedroom Two

11'8" x 7'8" (3.58 x 2.36)



Bedroom Three

16'11" x 8'5" (5.16 x 2.57)



Family Bathroom

7'10" x 5'6" (2.41 x 1.7)



Second Floor Landing

Bedroom One

11'8" x 8'5" (3.58 x 2.57)



Bedroom One En -Suite

10'9" x 4'7" (3.3 x 1.4)



Rear Garden

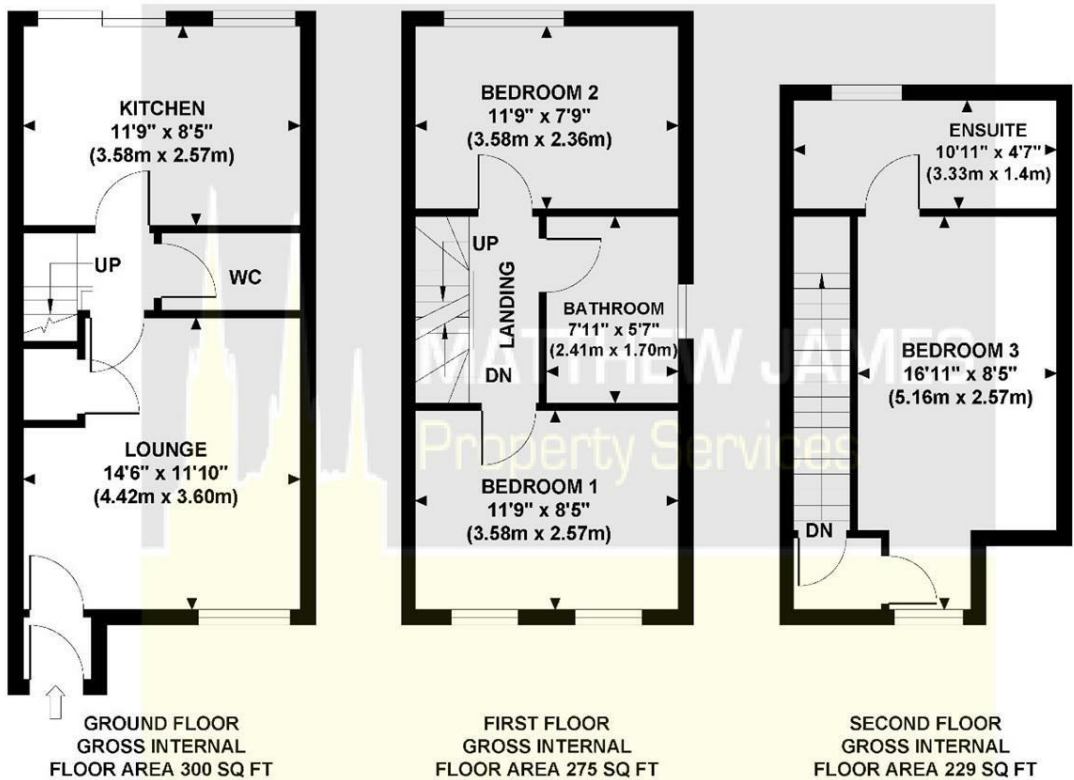


Parking

Floor Plan

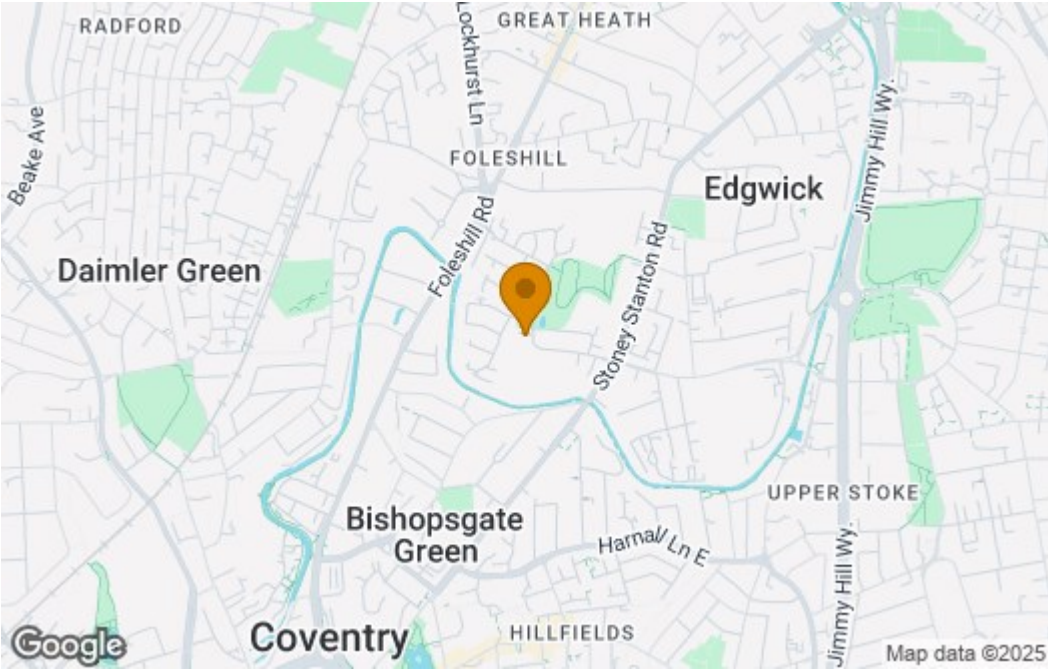
LUDIANA CLOSE COVENTRY

Approximate Gross Internal Area
804.0 sq ft / 74.70 sq m

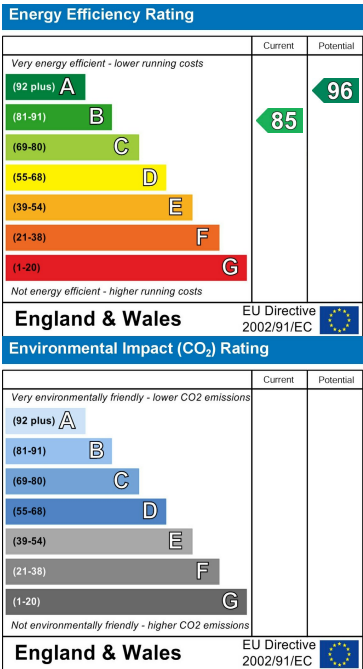


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY
02477 170170

info@matthewjames.uk.com
www.matthewjames.uk.com

Facebook
Twitter