



MATTHEW JAMES

Property Services



20 Shakleton Road, Coventry, CV5 6HU

£179,995

Matthew James are delighted to bring to the market this charming two-bedroom end terrace home on Shackleton Road situated within the heart of Earlsdon. This is a fantastic opportunity for first time buyers or savvy investors and is offered for sale with all fixtures and fittings, vacant possession with no onward chain. This property is ready for you to make it your own.

As you approach small front garden with picket fence that adds to its appeal. Upon entering, you will find a spacious 22ft lounge through dining, complete with a cosy gas feature fireplace, through to the full-width breakfast kitchen, featuring modern cream units, integrated oven, hob, and extractor fan, a delightful space for culinary enthusiasts. A convenient ground floor bathroom and a rear hallway with a handy storage cupboard enhance the practicality of the layout.

Upstairs, you will discover two generously sized double bedrooms, providing ample space for relaxation and rest. The property also boasts a secluded rear garden, which includes a patio area for seating, laid lawn and gated side access, ideal for enjoying the outdoors.

Additional benefits of this well-maintained home include gas central heating and double glazing, ensuring comfort throughout the year. Currently rented at £1,100.00 per calendar month, this property has been well cared for and comes with a valid EICR certificate and gas safety certificate, along with a comprehensive boiler service history.

Approach



Lounge/ Dining

22'9 x 11'3 (6.93m x 3.43m)



Kitchen

11'1 x 8'10 (3.38m x 2.69m)



Rear Hallway

Bathroom

5'9 x 5'6 (1.75m x 1.68m)



Bedroom One

11'3 11'2 (3.43m 3.40m)



Bedroom Two

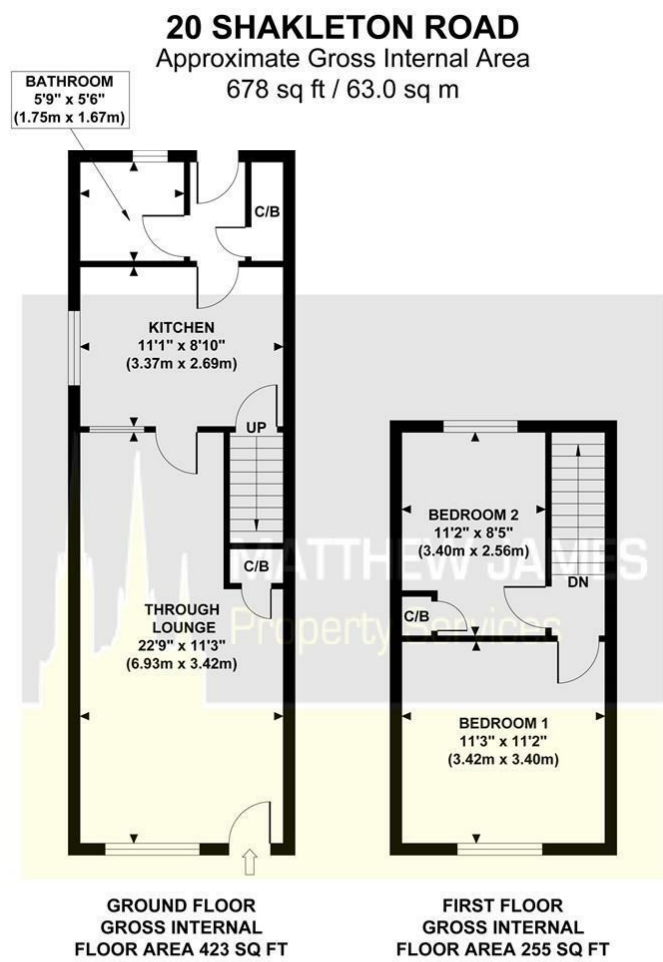
11'2 x 8'5 (3.40m x 2.57m)



Rear Garden

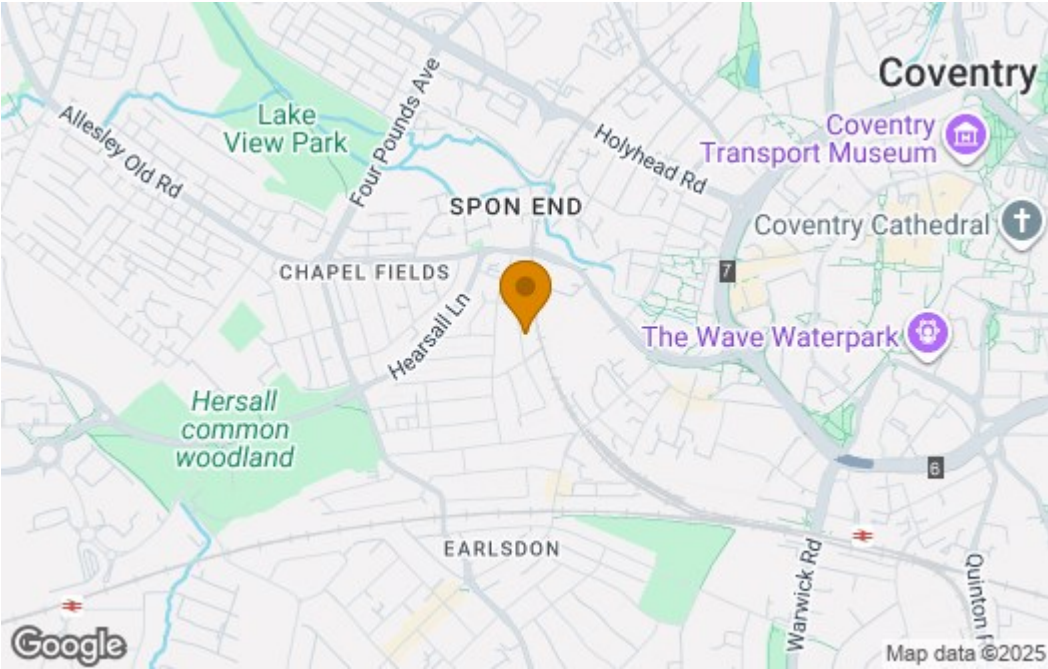


Floor Plan

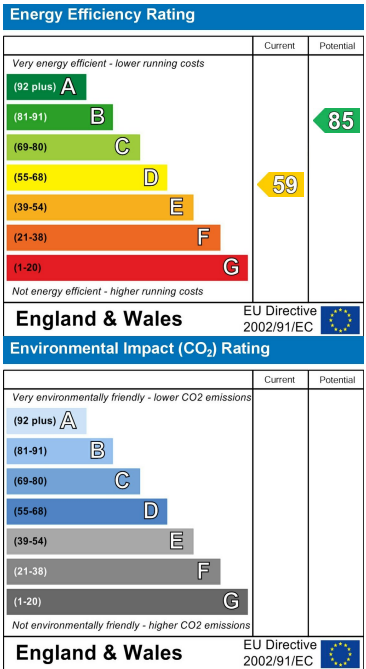


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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