



## Farman Road, Coventry CV5 6HP Asking Price £200,000

Located in the popular CV5 6HP area, this well-presented two-bedroom mid-terrace property offers spacious and versatile accommodation, ideal for first-time buyers, investors, or those looking to upsize.

The ground floor comprises two generous reception rooms, providing flexible living and dining space. The lounge is bright and welcoming, featuring a modern décor and built-in media shelving, while the second reception room offers an ideal dining area. The fitted kitchen is well-equipped with ample worktop and storage space, with access to the rear garden, alongside a modern family bathroom fitted with a three-piece suite and shower over bath.

To the first floor, the property offers two well-proportioned bedrooms, both presented to a good standard.

Externally, the property benefits from a low-maintenance rear garden, ideal for outdoor seating and entertaining.

Conveniently positioned, the property is within easy reach of local amenities, schools, and transport links, making it a practical and attractive choice for a wide range of buyers.



**Reception Room**

11'3" x 7'6" (3.43m x 2.29m)

Window and radiator to front.

**Lounge**

11'10" x 11'3" (3.61m x 3.42m)

Feature media wall, window to rear, door to under stair storage, door too;

**Kitchen**

12'5" x 6'3" (3.79m x 1.91m)

Fitted with matching base and eyelevel units with worktop over, stainless steel bowl with drainer and mixer tap, integrated gas hob and electric cooker, tiled splashback above worktop, window to side, extractor fan, plumbing for washing machine, door to boiler cupboard and additional storage, door to rear hallway with space for fridge freeze, door too garden and door to;

**Family Bathroom**

5'10" x 6'3" (1.78m x 1.91m)

Fitted with a three-piece suite comprising of a deep panelled bath with mixer tap, glass shower screen and electric shower fitted above bath, tiles surround around bath area. Vanity and wash basin with underneath storage and close couple WC, wall mounted mirrored shelving unit, window and radiator to side.

**Bedroom**

11'3" x 11'3" (3.43m x 3.42m)

Window and radiator to front.

**Bedroom**

11'10" x 11'3" (3.61m x 3.42m)

Window and radiator to rear, door to above stair storage with access to loft

**External**

To the rear; low maintenance patio garden with rear access

To the front; small low maintenance courtyard garden, on street parking

**Good To Know**

Freehold

Floor area: 721.19 sqft

Energy efficiency rating: D

Council tax band: A

Year built: 1900-1920

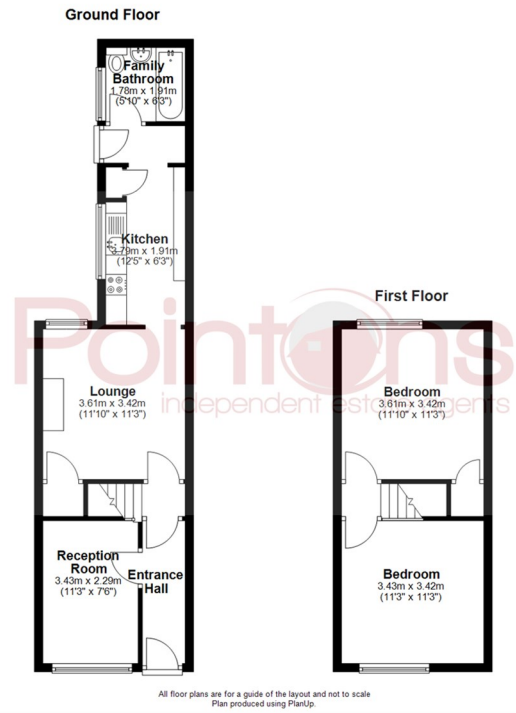
Vendor Position, NO CHAIN

Loft: Insulated

Heating: Gas central heated

**Disclaimer**

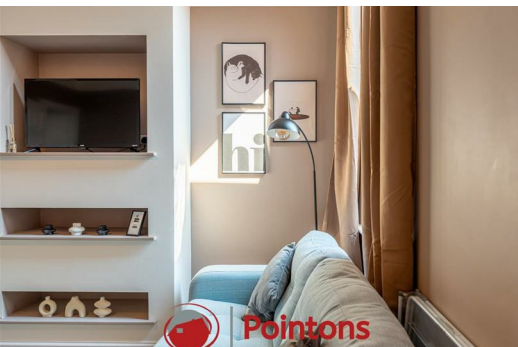
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers  
NUNEATON  
CV11 4AL

024 7637 3300  
nuneaton@pointons-group.com

109 New Union Street  
COVENTRY  
CV1 2NT

024 7663 3221  
coventry@pointons-group.com

74 Long Street  
ATHERSTONE  
CV9 1AU

01827 711911  
atherstone@pointons-group.com

