



Sydnall Road, Longford
Offers Over £140,000



Reduced to £145,000 - A fantastic opportunity for first-time buyers, investors or anyone looking to modernise a traditional home and add value.

Situated in the popular Longford area, this traditional two-bedroom mid-terrace property offers excellent potential for buyers wishing to update and personalise a home to their own taste.

The accommodation briefly comprises an entrance porch, lounge, separate dining room and kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden, ideal for outdoor entertaining or family use, together with gas central heating.

Whilst the property would benefit from modernisation and cosmetic improvement, it presents an excellent opportunity to enhance both its appearance and value, making it an ideal purchase for owner-occupiers and investors alike.

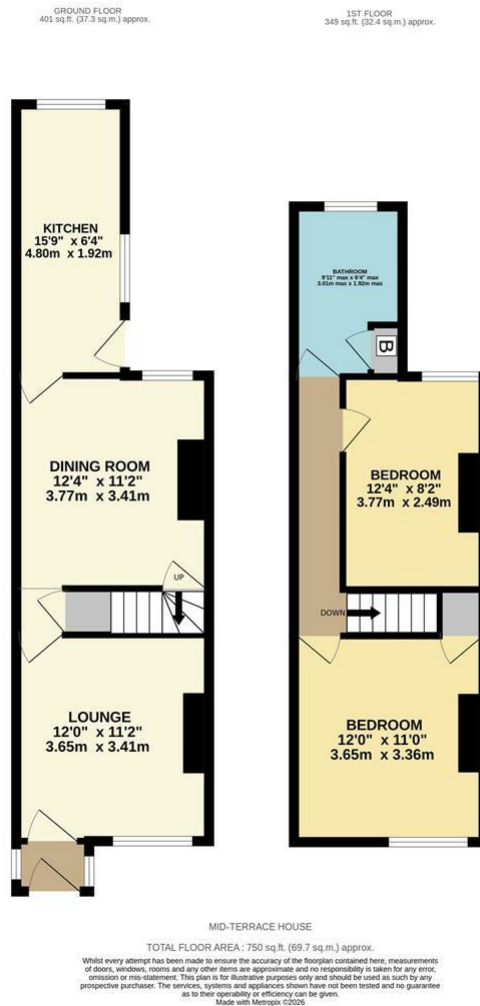
Longford remains a popular residential location, offering a wide range of local amenities, schools and excellent transport links. Coventry Building Society Arena, Gallagher Retail Park, Coventry City Centre and the M6 motorway network are all within easy reach, making the property well positioned for commuters and families.

Early viewing is highly recommended to fully appreciate the potential on offer.

- EPC Rating: D
- Traditional Two Bedroom Mid-Terrace Home
- Two Separate Reception Rooms
- Fitted Kitchen
- First Floor Family Bathroom
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing (Where Specified)
- Requires Modernisation
- Ideal First-Time Buy or Investment
- Council Tax Band: A







PLEASE NOTE: General Information

These property particulars are provided in good faith for general guidance only and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information contained within these particulars, prospective purchasers should not rely solely upon them and are advised to satisfy themselves by inspection or through their legal representative.

We have been informed by the vendor that the tenure of the property is Freehold. Interested parties should obtain verification of this and any other material information from their legal adviser prior to exchange of contracts.

All measurements, floorplans and distances referred to are approximate and provided for guidance purposes only. Fixtures, fittings, services, systems and appliances have not been tested by Elite Property and no warranty can be given as to their condition, suitability or working order.

Photographs are intended to provide a fair representation of the property. Images may include minor digital enhancements, including adjustments to brightness, contrast, colour balance, sharpness, sky replacement and perspective correction, for marketing purposes. No material alterations have been made to the property, and any enhancement will not intentionally misrepresent the property's size, layout, condition, features or overall appearance.

Prospective purchasers are advised to carry out their own due diligence and satisfy themselves as to the suitability and condition of the property before proceeding with a purchase..

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