



MATTHEW JAMES

Property Services



18 Headborough Road, Coventry, CV2 4RB

Offers Over £175,000

A Fantastic Family Home in a Peaceful Cul-de-Sac on Headborough Road. Vacant and No Chain

Situated at the end of a quiet cul-de-sac, this vacant three-bedroom family home presents a fantastic opportunity for buyers looking for a property they can update, personalise and truly make their own. Although the property would benefit from some modernisation, it offers generous accommodation, a peaceful setting and excellent potential for a growing family. The location is particularly well suited to families, with local schools within walking distance, while shops and a range of everyday amenities are just a stone's throw away.

The property is approached via a front garden and entrance porch, leading into a spacious entrance hallway with access through to the comfortable living room. To the rear of the property is a kitchen/dining room, providing a practical and sociable space for family life. The home has also been extended to the rear, creating a useful inner hallway with access to the garden and a ground-floor wet room. This is an excellent addition for anyone who may find stairs difficult, while also providing a particularly useful second washroom for busy family life. Upstairs, there are two well-proportioned double bedrooms, a generous single bedroom and a family bathroom. Outside, the rear garden is pleasantly deceptive in size, offering a generous and versatile outdoor space with a combination of lawned and patio areas. There is also a garden shed and plenty of room for children to play, or simply relaxing and enjoying the sunshine.

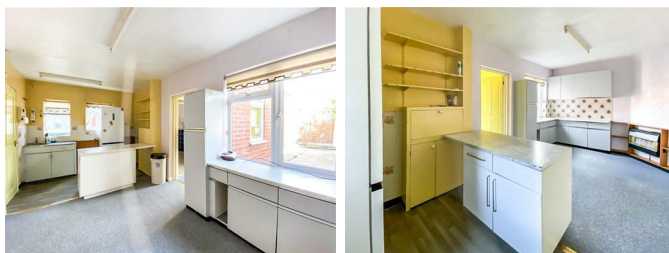
With its quiet position, family-friendly location, generous accommodation and scope for improvement, this is an exciting opportunity to acquire a lovely home and put your own stamp on it.

Don't miss out — properties offering this combination of space, location and potential are not to be missed. An early viewing is highly recommended.

Approach/ Front Garden



Kitchen/ Dining
17'0 x 9'1 (5.18m x 2.77m)



Inner Hall

Shower Room
6'8 x 6'3 (2.03m x 1.91m)



Entrance Porch

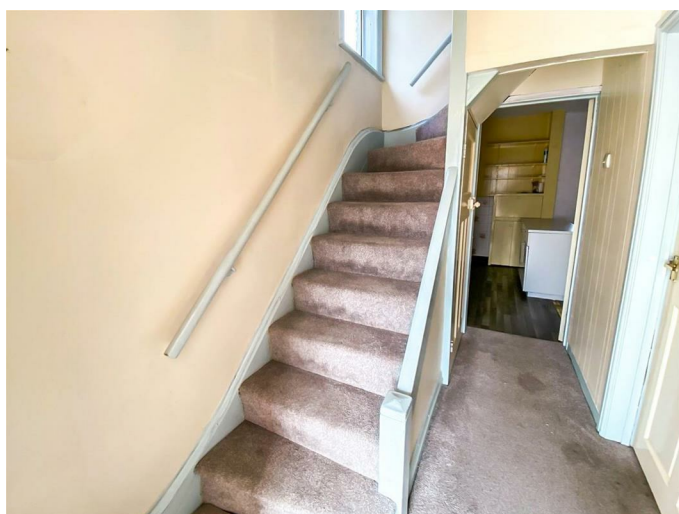


Upstairs Landing

Bedroom One
12'8 x 8'7 (3.86m x 2.62m)



Entrance Hallway



Living Room
14'2 x 10'9 (4.32m x 3.28m)

Bedroom Two
11'0 x 10'6 (3.35m x 3.20m)



Bedroom Three

9'0 x 7'8 (2.74m x 2.34m)



Bathroom

6'1 x 5'5 (1.85m x 1.65m)



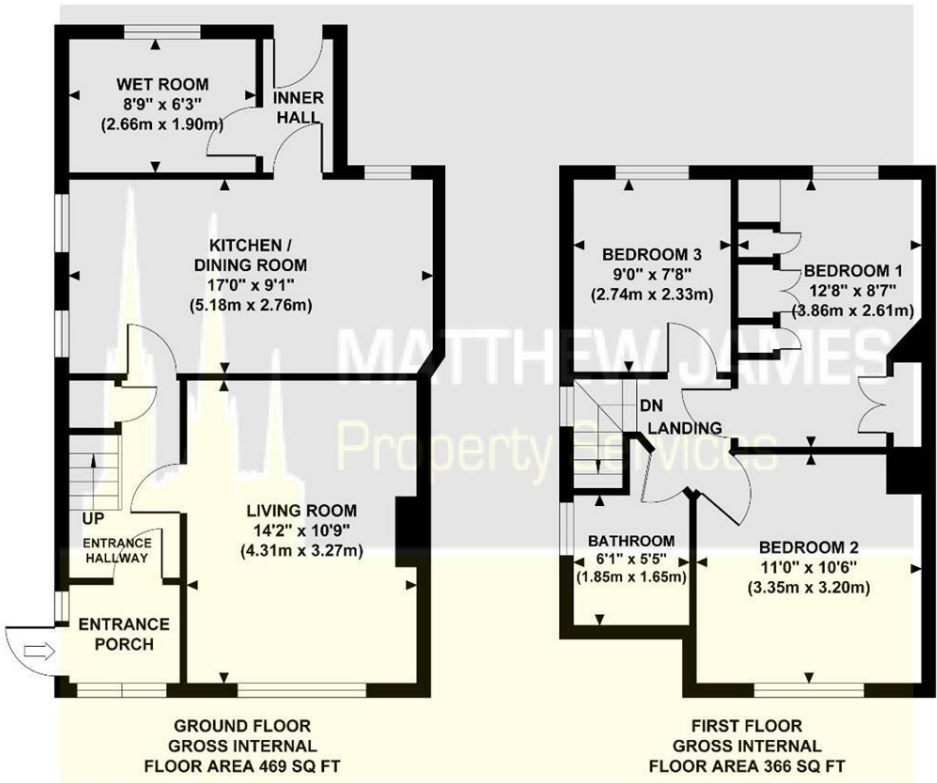
Rear Garden



Floor Plan

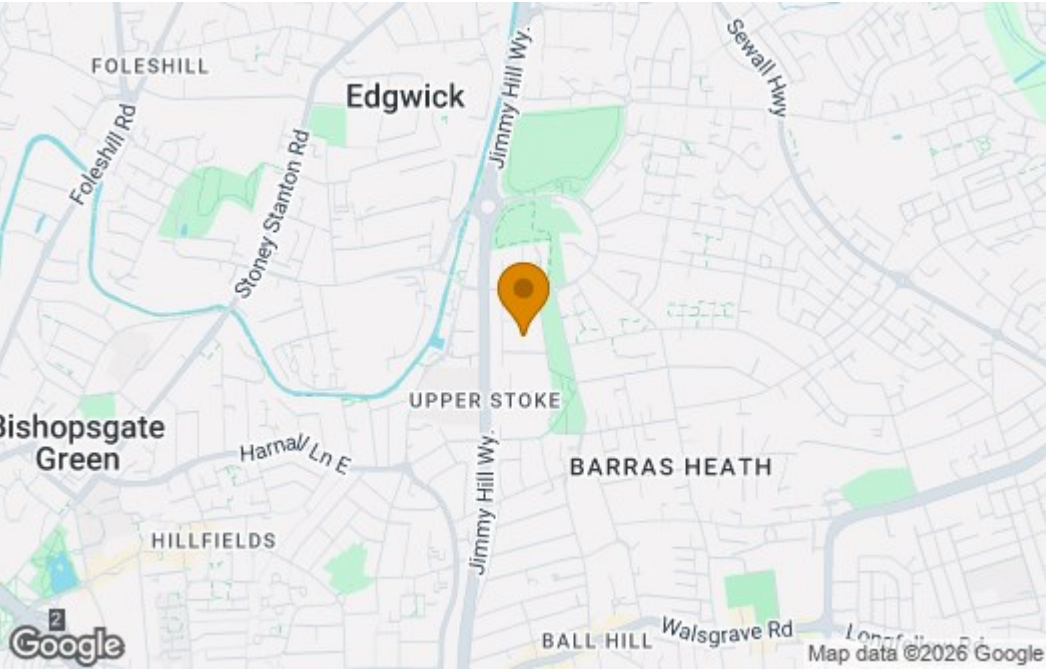
18 HEADBOROUGH ROAD

Approximate Gross Internal Area 835.0 sq ft / 77.57 sq m

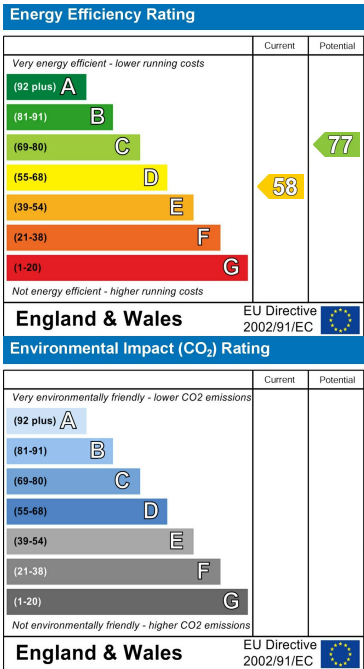


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

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