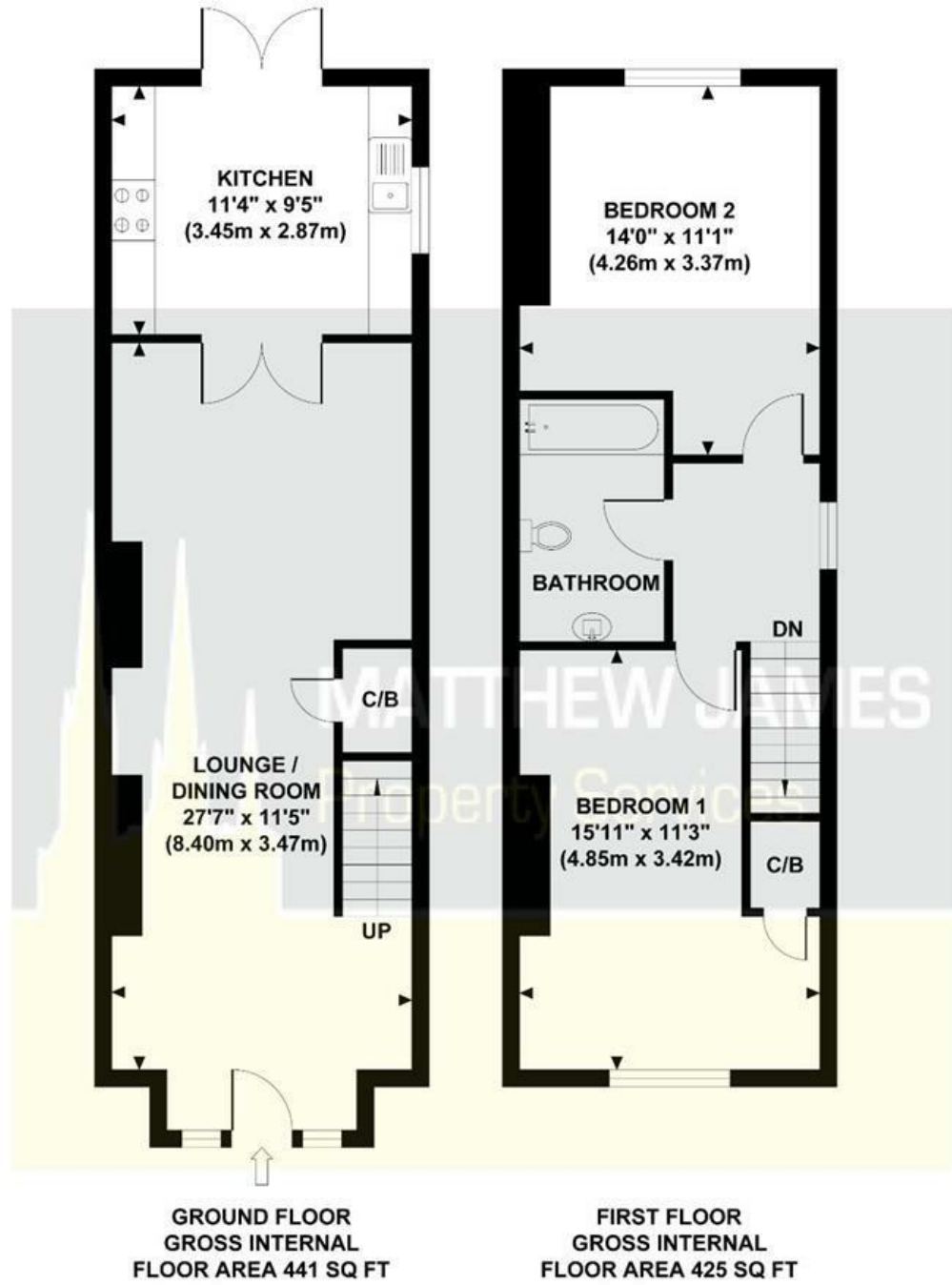


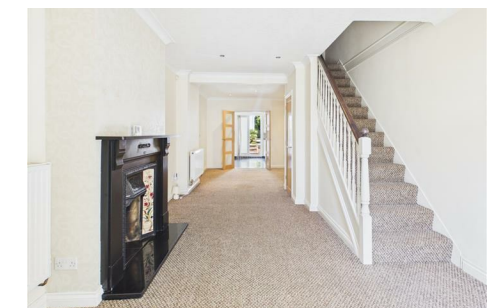
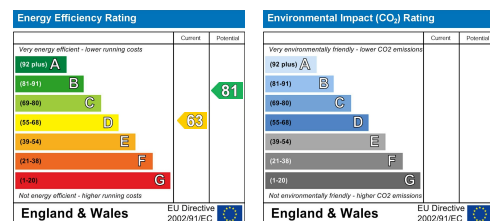
# 31A HALL GREEN ROAD

Approximate Gross Internal Area 866 sq ft / 80.50 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.

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.



## 31a Hall Green Road , Coventry CV6 7BX

TWO DOUBLE BEDROOMS... VACANT... NO UPWARD CHAIN... SEMI DETACHED... THROUGH LOUNGE... FIRST FLOOR MODERN BATHROOM... EXTERNAL STUDIO / HOME OFFICE... EXTERNAL UTILITY ROOM AND WC... EXTENDED MODERN KITCHEN... Located on Hall Green Road, this lovely semi-detached property presents an excellent opportunity for first-time buyers or those looking for a new investment. The property boasts two spacious double bedrooms and also features a modern bathroom designed with contemporary fittings to ensure comfort and convenience.

The heart of the home is undoubtedly the extended modern kitchen, which offers a delightful space for cooking and entertaining. This well-appointed area is perfect for those who enjoy culinary pursuits or simply wish to gather with family and friends. Additionally, the property includes a detached utility room and a convenient WC, enhancing the functionality of the living space.

Outside, you will find a private rear garden, complete with side access, offering a tranquil retreat for outdoor activities or simply enjoying the fresh air. The external studio/home office adds further versatility, making it an ideal space for remote work or creative endeavours.

£175,000

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

# 31a Hall Green Road

, Coventry CV6 7BX



- VACANT
- DETACHED STUDIO / GARDEN OFFICE TO REAR
- PERFECT FOR THE FIRST TIME BUYER
- NO UPWARD CHAIN
- DETACHED UTILITY ROOM AND WC TO REAR
- LOOKING FOR A NEW INVESTMENT?
- TWO DOUBLE BEDROOMS
- EXTENDED KITCHEN
- MODERN THROUGHOUT

## Front Garden

## Extended Lounge Dining Room

27'5 x 11'5 (8.36m x 3.48m)

## Extended Kitchen

11'4 x 9'5 (3.45m x 2.87m)

## First Floor Landing

## Bedroom One

15'11 x 11'3 (4.85m x 3.43m)

## Bedroom Two

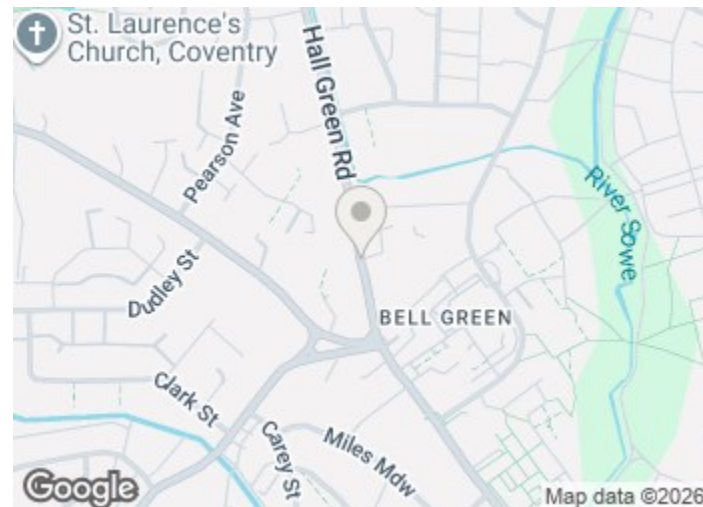
14' x 11'11 (4.27m x 3.63m)

## Family Bathroom

## Rear Garden Office / Studio

## Rear Garden Utility Room / WC

## Rear Garden



Directions

