

MATTHEW JAMES

Property Services



320 Grange Road, Coventry, CV6 6DE

Offers Over £185,000

Ideal first time buyer or family home on Grange Road in the charming Longford area of Coventry, this delightful terraced house presents an excellent opportunity for first-time buyers seeking a comfortable family home. The property boasts a welcoming atmosphere with two reception rooms, including a cosy living room featuring a lovely open fire, perfect for those chilly evenings.

The ground floor is further enhanced by a modern high-gloss white kitchen, complete with a utility area, providing both style and functionality for everyday living. Ascending to the first floor, you will find two well-proportioned bedrooms alongside a spacious family bathroom. A staircase leads to the third bedroom, which offers ample space for a double bed and a lounging area, making it an ideal retreat for relaxation.

Outside, the property is complemented by a front garden and a rear garden that is perfect for outdoor enjoyment. The rear garden features a patio area, a lawn, and a decked space, along with a shed for additional storage, making it a versatile area for entertaining or simply unwinding in the fresh air.

Conveniently located, this home is just minutes away from excellent road links, including the A444 and M6, ensuring easy access to surrounding areas. For those who enjoy the outdoors, the nearby Coventry Canal and Longford Park offer picturesque walking routes. Additionally, the famous Greyhound pub is within close proximity, providing a local spot for socialising.

This property is not just a house; it is a place where memories can be made. With its appealing features and prime location, it is truly an ideal choice for first-time buyers looking to settle in a vibrant community.

Living Room

11' x 13'2 (3.35m x 4.01m)



Dining Room

11'6 x 11'0 (3.51m x 3.35m)



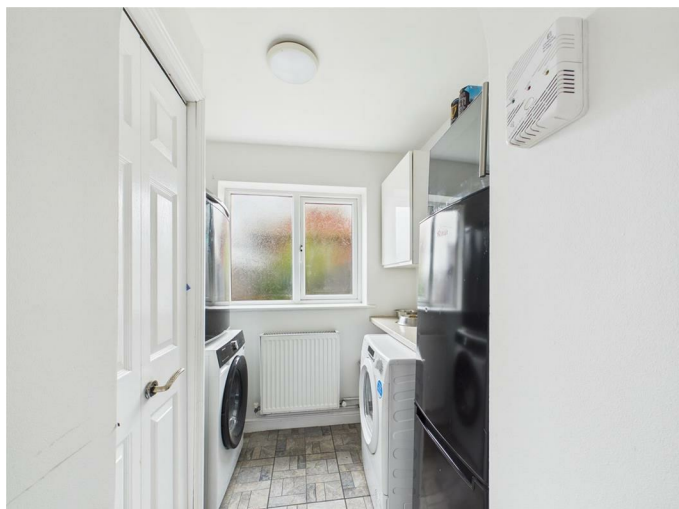
Kitchen

10'9 x 6'8 (3.28m x 2.03m)



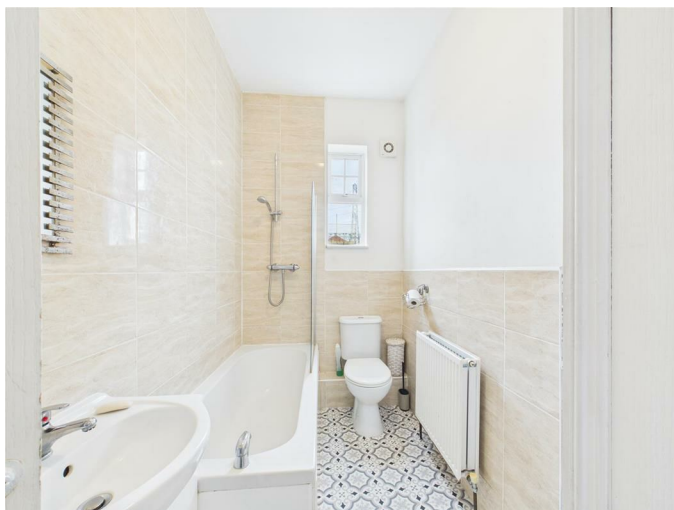
Utility

6'7 x 6'0 (2.01m x 1.83m)



Bathroom

9'7 x 4'11 (2.92m x 1.50m)



Bedroom One

11'5 x 11'1 (3.48m x 3.38m)



Bedroom Two

9'5 x 5'8 (2.87m x 1.73m)



Bedroom Three

15'3 x 11'1 (4.65m x 3.38m)

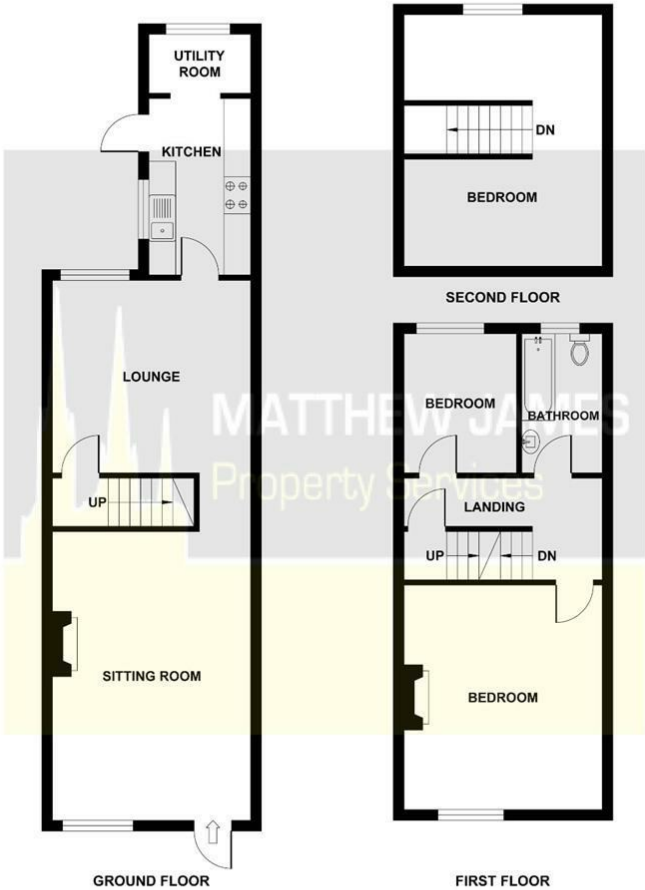


Garden



Floor Plan

320 GRANGE ROAD

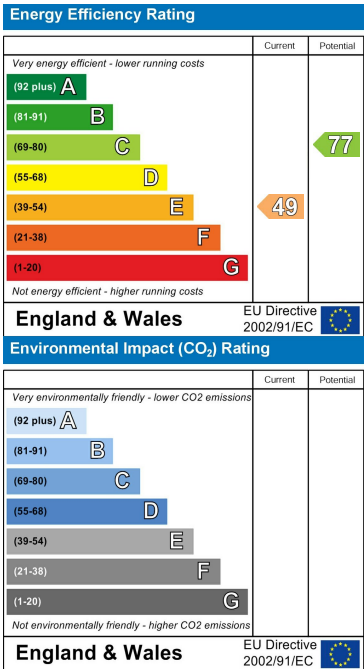


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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