

MATTHEW JAMES

Property Services



168 Beanfield Avenue, Coventry, CV3 6NX

Offers Over £215,000

****A RARE OPPORTUNITY IN DESIRABLE FINHAM AREA – MODERN TWO DOUBLE BEDROOM MID-TERRACE HOME – NO CHAIN****

Situated in the highly sought-after and desirable area of Finham, this modern mid-terrace property represents an excellent opportunity for first-time buyers, investors or those looking to downsize. Ideally positioned within walking distance of Bishop Ullathorne Catholic School and within the catchment area for the highly regarded Finham Park Secondary and Primary Schools, the property is also conveniently located close to a range of local shops, amenities and the popular War Memorial Park.

The accommodation briefly comprises an entrance lobby with downstairs WC, a comfortable living room and a bright, well-appointed breakfast kitchen with French doors opening directly onto the rear garden, creating a lovely connection between the living space and outside. To the first floor are two generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes, together with a contemporary family bathroom. Outside, the property boasts a particularly attractive rear garden, featuring a paved patio and lawned area. The garden enjoys a sunny aspect and benefits from rear access, making it an ideal space for relaxing, entertaining or enjoying the sunshine throughout the day. The property further benefits from communal parking with an allocated parking space.

Offered for sale with NO ONWARD CHAIN, providing the potential for a straightforward and speedy purchase, this is a property that is sure to appeal to a wide range of buyers. Early viewing is highly recommended to appreciate the location, accommodation and opportunity this property provides.

Approach/ Carpark

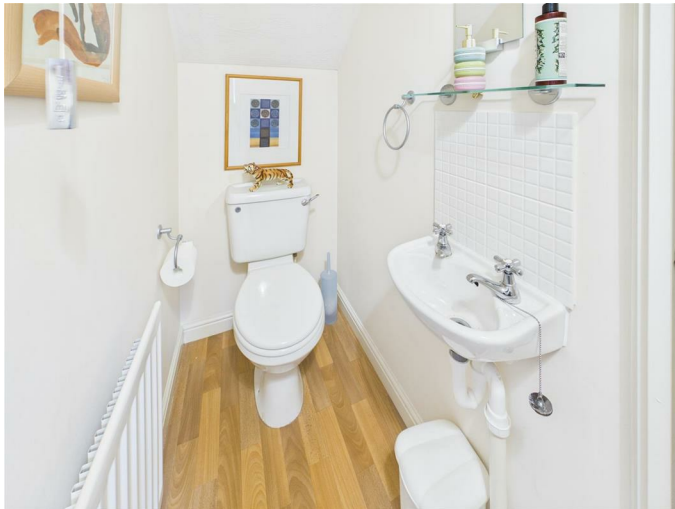


Upstairs Landing



Lobby

W.C



Bedroom One

12'10 x 8'5 (3.91m x 2.57m)



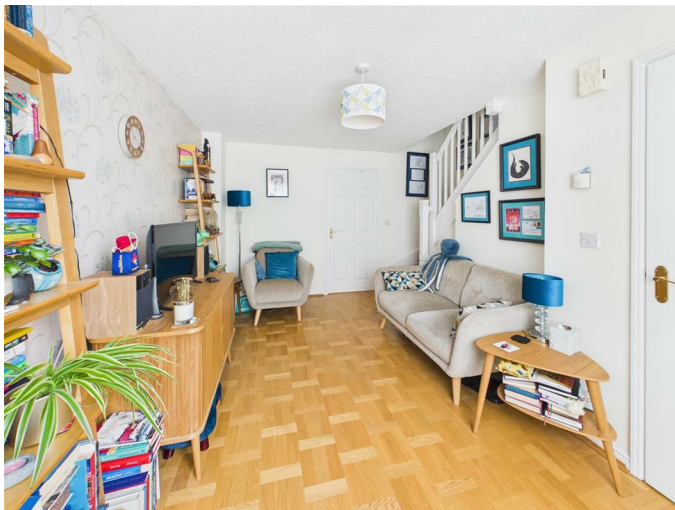
Bedroom Two

12'10 x 7'6 (3.91m x 2.29m)

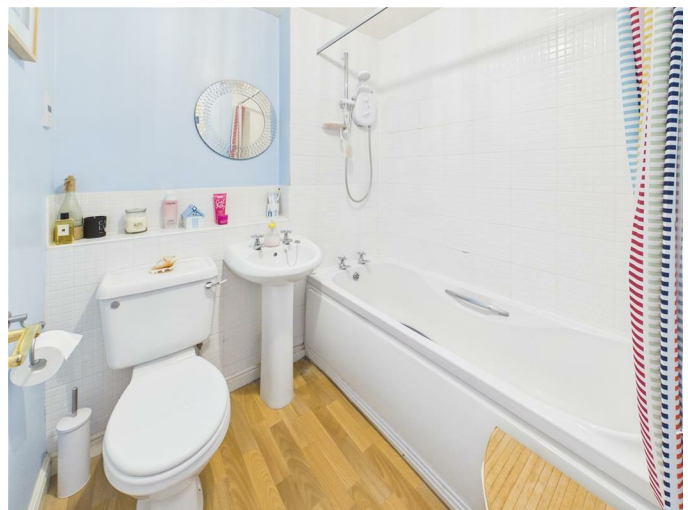


Living Room

14'8 x 9'10 (4.47m x 3.00m)



Bathroom



Breakfast/ Kitchen

12'10 x 7'7 (3.91m x 2.31m)

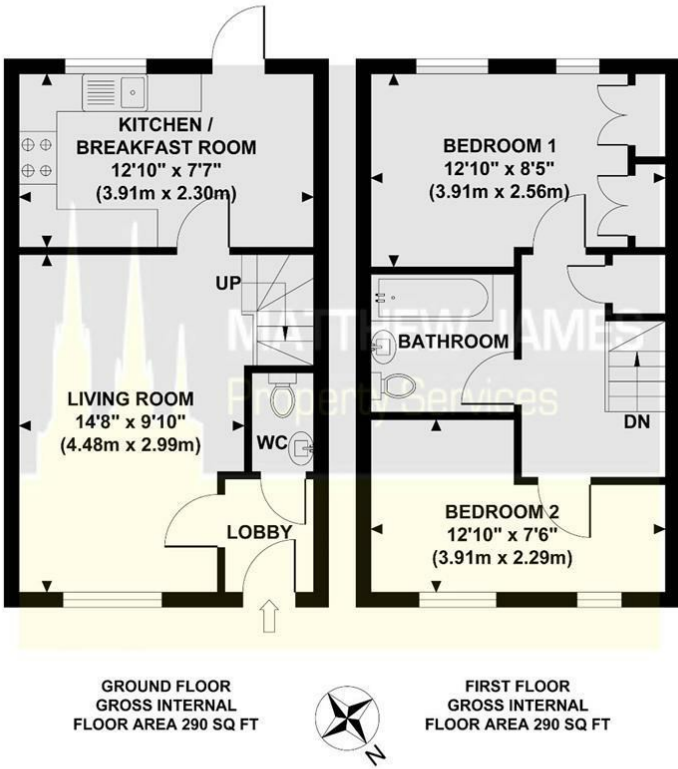


Rear Garden



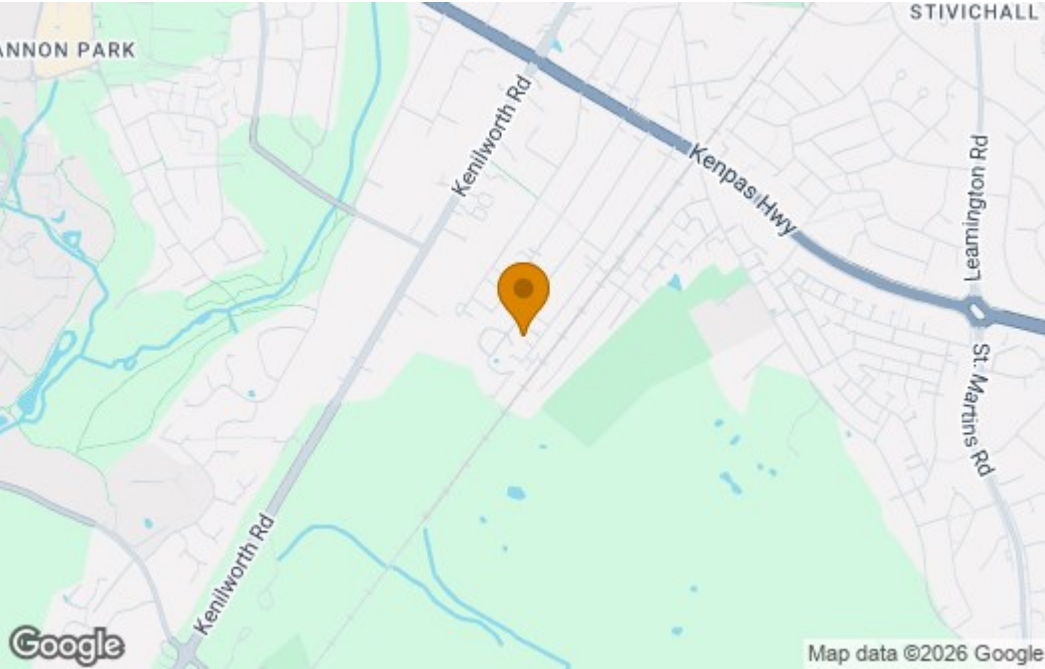
Floor Plan

168 BEANFIELD AVENUE
Approximate Gross Internal Area 580 sq ft / 53.88 sq m

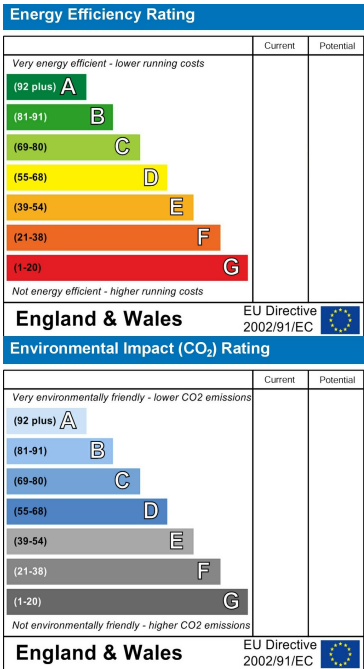


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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