

Courtelle Road Paragon Park Coventry CV6 5FH
Offers Over £190,000

Benburys
SALES AND LETTINGS

** Freehold on completion** This mid-terrace house offers a perfect blend of modern living and comfort. Built in 2017, the property spans an inviting 614 square feet, making it an ideal choice for first-time buyers or investors.

The home features a well-proportioned reception room and kitchen/dining room. With two spacious bedrooms and a family bathroom with shower over bath. The property also boasts a conveniently located downstairs WC. Additionally, the house comes with two allocated parking spaces and a low maintenance rear garden.

Equipped with gas central heating and double-glazed windows, this home promises warmth and energy efficiency throughout the year. 990 years remaining on the lease. £150 per annum ground rent.

Entrance

9'1" x 3'5" (2.787 x 1.051)

PVC door leading into the property. The entrance hallway has tiled flooring, a single central heating radiator and doors leading to the downstairs WC and lounge.

WC

4'11" x 2'10" (1.513 x 0.866)

Tiled flooring, obscure window to the front aspect, single central heating radiator, low level toilet and wash basin with tiled splash back.

Lounge

15'1" x 9'3" (4.616 x 2.827)

Laminate flooring, double central heating radiator, double glazed window to the front aspect and door to understairs cupboard.

Kitchen/dining room

12'5" x 7'11" (3.805 x 2.425)

Fitted with matching wall and base units including cupboards and drawers, inset one and half stainless steel sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, with space for upright fridge freezer, plumbing for a washing machine and

dishwasher, integrated electric oven, gas hob and extractor. Finished with vinyl flooring. Double central heating radiator, double glazed window to the rear aspect of the property and French doors leading into the garden.

Bedroom 1

12'7" x 9'8" (3.858 x 2.950)

Carpeted floor, double glazed window to the front aspect and single central heating radiator

Bedroom 2

12'6" x 8'2" (3.812 x 2.507)

Carpeted floor, double glazed window to the rear aspect and single central heating radiator

Bathroom

6'3" x 5'7" (1.920 x 1.704)

Fitted with a white suite which features a panel bath with a mixer shower unit over and shower curtain, low level W.C and pedestal wash basin. This part tiled bathroom benefits from a central heating radiator and tiled flooring.

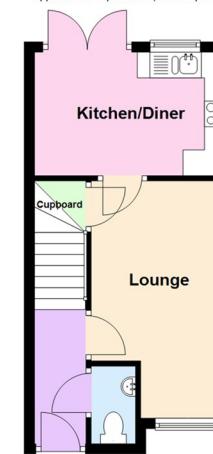
Rear garden

Low maintenance garden with decking and Astro turf.

Fence surrounds. Gate for rear access.

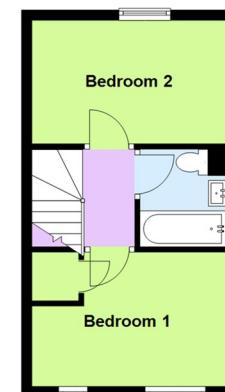
Ground Floor

Approx. 28.0 sq. metres (301.3 sq. feet)



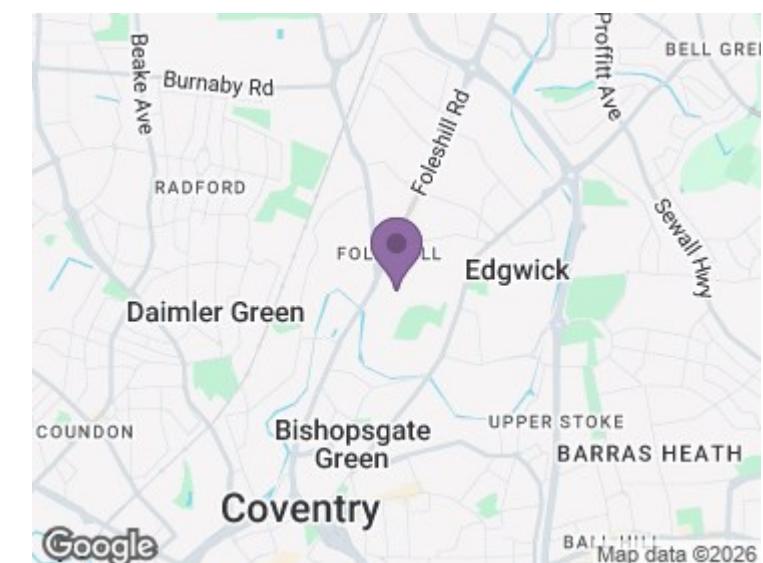
First Floor

Approx. 27.4 sq. metres (294.9 sq. feet)



Total area: approx. 55.4 sq. metres (596.2 sq. feet)

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