MATTHEW JAMES
Property Services









20 Shakleton Road, Coventry, CV5 6HU
£179,995

Matthew James are delighted to bring to the market this VACANT & NO UPWARD CHAIN charming two-bedroom end terrace home on Shackleton Road situated in Earlsdon. This is a fantastic opportunity for first time buyers or savvy investors and is offered for sale with all fixtures and fittings (if required). This property is all ready for you to make it your own.

As you approach there is a front garden. Upon entering, you will find a spacious 22ft lounge through dining room, complete with a cosy gas feature fireplace, through to the full-width kitchen, featuring modern cream units, integrated oven, hob, and extractor fan, a delightful space for culinary enthusiasts. A convenient and renovated ground floor bathroom with natural slate tiles and a rear hallway with a handy storage cupboard enhance the practicality of the layout. Upstairs, you will discover two generously sized double bedrooms. The property also boasts a private rear garden, which includes a patio area for seating, laid lawn, concrete base ready for a shed and ample gated side access, ideal for enjoying the outdoors. Additional benefits of this well-maintained home include gas central heating (5 years old) and PVCu tilt and open double glazing (where specified and remaining 8.5 years guarantee). Previous rental income was £1,100.00 per calendar month and comes with a valid 4 year EICR certificate and gas safety certificate if required, along with a comprehensive boiler service history.

Earlsdon is a sought after, vibrant community having it's very own high street with plenty of bars, bistros, restaurants, coffee shops along with plenty of local amenities. Also sought after for local schools and convenient access to Coventry City Centre and Train Station.

This delightful home on Shackleton Road is not to be missed, we have a key - call now to book your viewing!

Approach



Lounge/ Dining
22'9 x 11'3 (6.93m x 3.43m)





Kitchen
11'1 x 8'10 (3.38m x 2.69m)




Rear Hallway

Bathroom
5'9 x 5'6 (1.75m x 1.68m)



Bedroom One
11'3 11'2 (3.43m 3.40m)



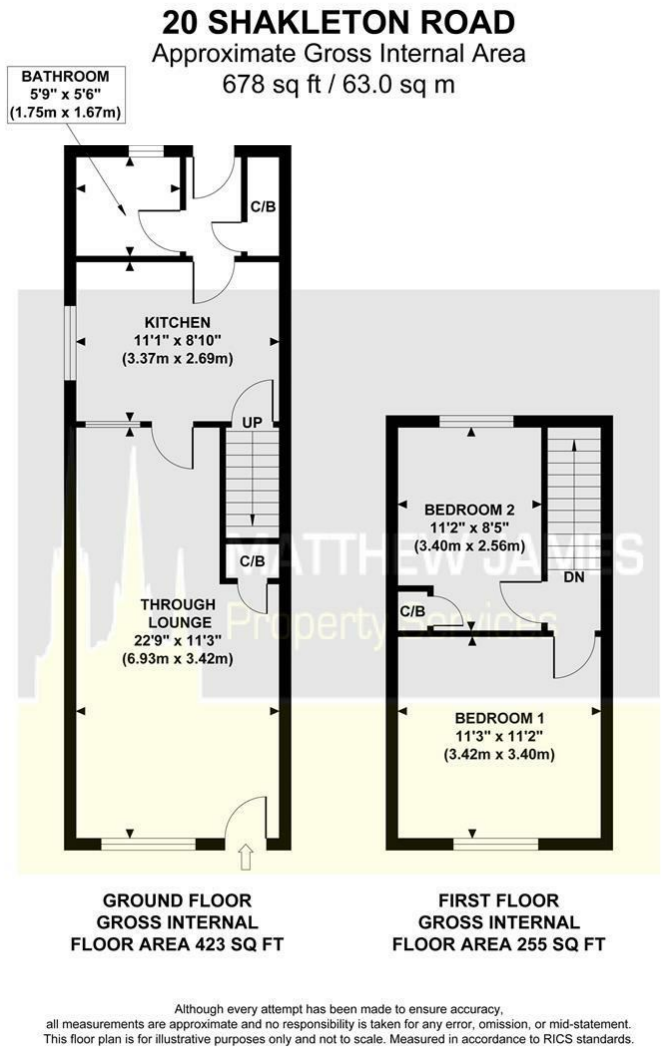

Bedroom Two
11'2 x 8'5 (3.40m x 2.57m)



Rear Garden

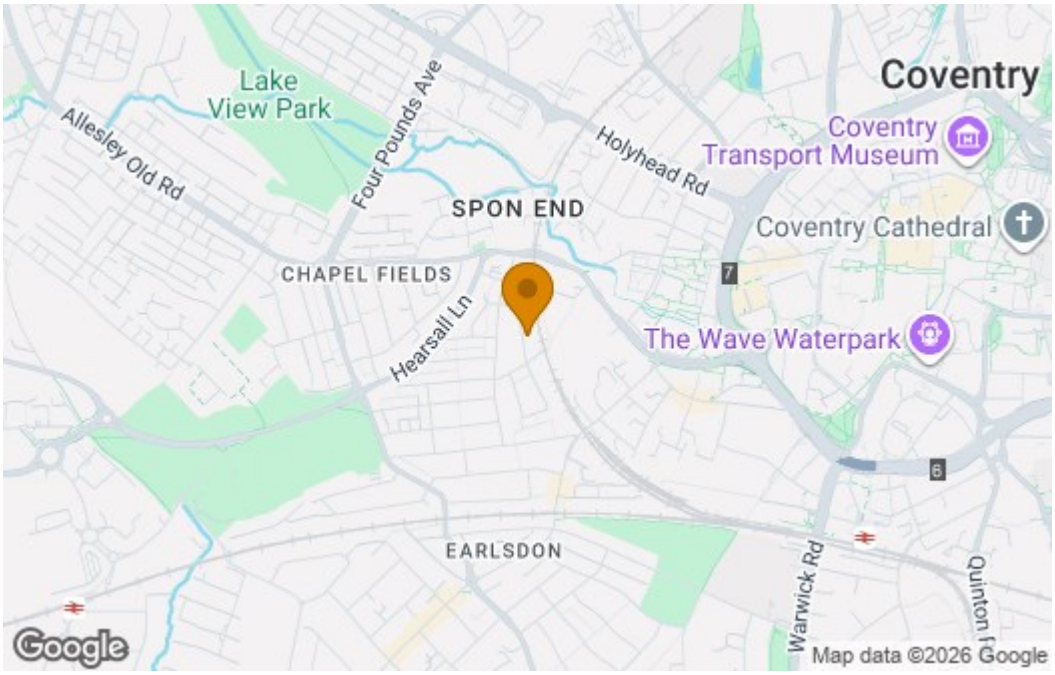



Floor Plan

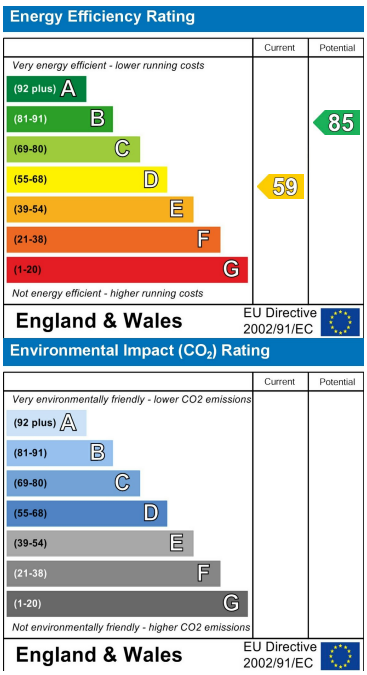


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter