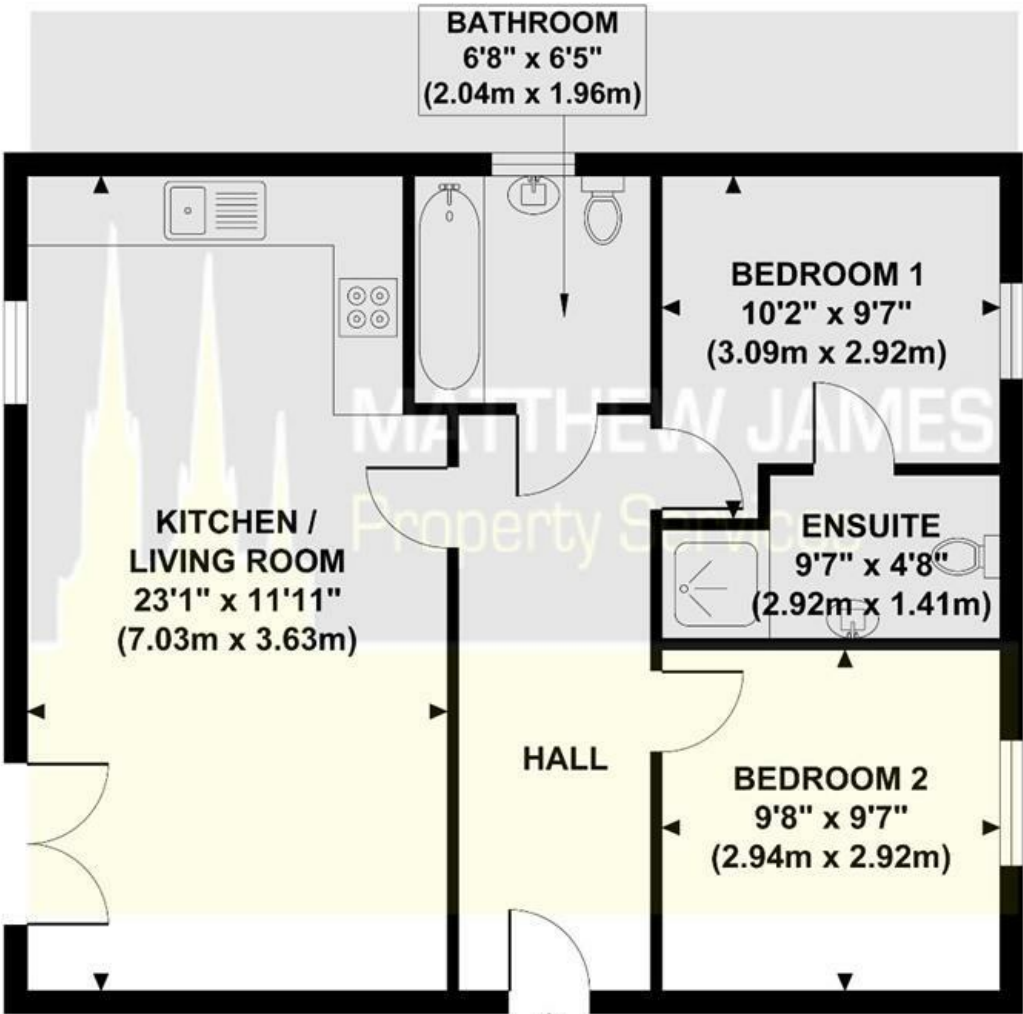


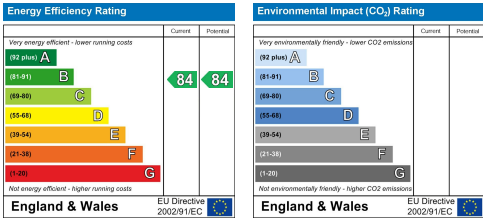
**WEBSTERS HOUSE**  
Approximate Gross Internal Area 636 sq ft / 59.10 sq m



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 636 SQ FT**

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



**CONTACT INFORMATION**

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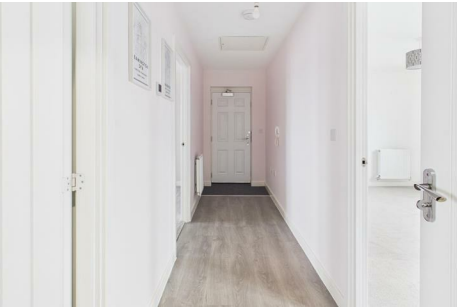
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**MATTHEW JAMES**  
Property Services



**81 Websters House, Chelmsford Drive, Paragon Park  
Foleshill, Coventry CV6 5QA**

TWO DOUBLE BEDROOMS... MASTER EN-SUITE SHOWER ROOM... VACANT... NO UPWARD CHAIN... BOARDED LOFT ACCESS WITH DROP DOWN LADDER... LONG LEASE OF 993 YEARS... ALLOCATED PARKING... CANALSIDE... GREAT FOR FIRST TIME BUYERS OR FOR INVESTMENT. Welcome to Websters House, a lovely apartment located on Chelmsford Drive in the vibrant Paragon Park area of Foleshill in Coventry. This modern residence boasts two spacious double bedrooms, including a master en-suite shower room.

The apartment features a well-appointed open plan lounge dining room perfect for relaxing at the end of a long day. The contemporary design throughout ensures a stylish living environment, making it an ideal choice for first-time buyers or those looking to add to their property portfolio. One of the standout features of this property is the useable loft space, which is easily accessible via a ladder and has been boarded for added convenience (with lighting). This extra storage area is a valuable asset, allowing you to keep your living space tidy and organised.

Additionally, the apartment comes with allocated parking, ensuring that you have a designated space for your vehicle when you return home. With a long lease in place and the added benefit of being VACANT

**Offers Over £135,000**

# 81 Websters House, Chelmsford Drive, Paragon Park

Foleshill, Coventry CV6 5QA

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- TWO DOUBLE BEDROOMS
  - ALLOCATED PARKING
  - PERFECT FOR THE FIRST TIME BUYER
- MASTER EN-SUITE SHOWER ROOM
  - MODERN THROUGHOUT
  - LOFT SPACE IS BOARDED AND HAS LIGHTING AND LADDER
- OPEN PLAN LIVING KITCHEN AREA
  - LONG LEASE
  - LOOKING FOR A NEW INVESTMENT?

## Grounds

## Communal Areas

## Entrance Hallway

## Bedroom Two

## Master Bedroom

## Master En-Suite Shower Room

## Family Bathroom

## Living Area

## Kitchen

## Car Parking



## Directions

