

MATTHEW JAMES
Property Services



11 Thomas Landsdail Street

Cheylesmore, Coventry, CV3 5FT

£174,995



TWO DOUBLE BEDROOMS... CLOSE TO CITY CENTRE... OFF ROAD PARKING & GARAGE... BREAKFAST KITCHEN DINING ROOM... UTILITY AREA. Located in sought after Cheylesmore, this mid terrace property would be perfect for the first time buyer or the investment purchase. Briefly comprising of off road parking to the front, living room, breakfast kitchen, utility area, two double bedrooms, modern family bathroom with overhead shower, good sized rear garden and a garage. Located not far from the City Centre and the Cheylesmore shopping parade, you really need to view this property quickly. Also benefiting from gas central heating and PVCu double glazing. Call us now to book your viewing.



Front Garden

Having off road parking with dropped kerb and steps that lead to the PVCu double glazed front door and into the:

Entrance Hallway

Having stairs off to the first floor and door leading off to the:

Living Room

11'8 x 11'5 (3.56m x 3.48m)

Having a PVCu double glazed bay window to the front elevation and further door that leads to the:

Breakfast Kitchen Dining Room

14'6 x 11'5 (4.42m x 3.48m)

Having a PVCu double glazed window to the rear elevation, under stairs storage, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a gas cooker, space and plumbing for a dishwasher, wine rack, display cabinet, area for table and seating and tiling to all splash prone areas.

Utility Area

7'2 x 4'5 (2.18m x 1.35m)

Being of PVCu double glazed design, opening windows and door that leads to the rear garden area and power and plumbing for a washing machine.

First Floor Landing

Bedroom One

14'7" maximum x 9'10" (4.45m maximum x 3.02m)

Having two PVCu double glazed windows to the front elevation, matching wardrobes, drawers, dressing table and bedside tables.

Bedroom Two

11'7 x 11'5 (3.53m x 3.48m)

Having a PVCu double glazed window to the rear elevation, built-in cupboard housing the central heating boiler with built-in wardrobe and drawers to the side.

Family Bathroom

5'9 x 5'8 (1.75m x 1.73m)

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin, ladder style heated towel rail and tiling to all splash prone areas.

Rear Garden

Having a patio area, mainly laid to grass, fenced perimeter with pedestrian gate and access to the:

Garage

(Not Measured) Having an up and over door to the rear.

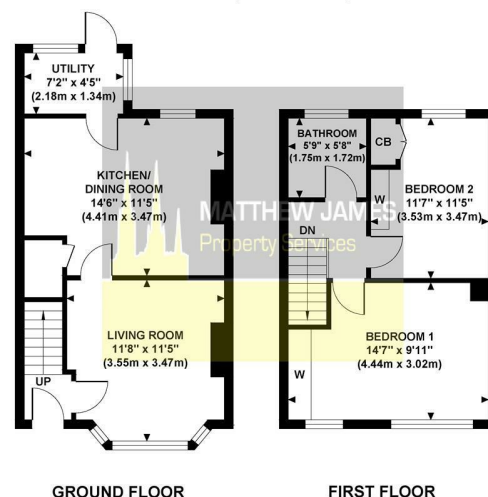
Area Map



Floor Plans

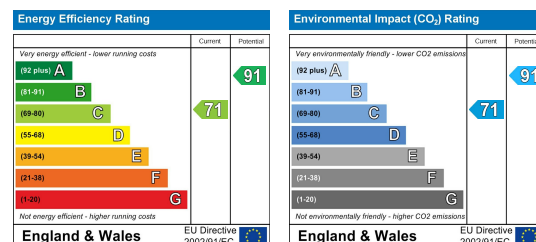
11 THOMAS LANSDAIL STREET

Approximate Gross Internal Area:
675.97 sq ft / 62.80 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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