



## 30 Herrick Road, Poets Corner, Coventry, West Midlands. CV2 5JL

This single bayed three bedroomed terraced property incorporates ideal first time buy or buy to let accommodation and is to be sold with no chain. There is gas central heating and uPVC double glazing and is in a pleasant residential road just off Tennyson Road in Poets Corner. Comprising porch entrance, hall, bay windowed lounge, extended dining kitchen, two double bedrooms with built in wardrobes, a single third bedroom/study and a refurbished bathroom with shower. There is rear access to a detached garage and a good sized rear garden. The property is well served for all local amenities as well as being within easy access to the city centre.



## PROPERTY DESCRIPTION

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## FEATURES

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- Single bayed three bedroomed terraced property
- Pleasant residential road
- Gas central heating and double glazing
- Bay windowed lounge
- Extended dining kitchen
- Refurbished fully tiled bathroom
- Rear access to detached garage
- Vacant possession with no chain



## ROOM DESCRIPTIONS

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### **Enclosed Porch Entrance**

With uPVC double glazed entrance door leading to:

### **Hall**

With staircase to the first floor.

### **Bay Windowed Lounge**

5.4m x 3.4m (17' 9" x 11' 2")

### **Full Width Dining Kitchen**

3.6m x 4.5m (11' 10" x 14' 9")

With a range of light oak effect units with slot in 7 ring New World gas cooker with cover over, two sealed unit double glazed Velux windows, wall mounted Baxi gas fired central heating boiler and uPVC double glazed door leading out to the rear garden.

### **First Floor Landing**

2.5m x 1.6m (8' 2" x 5' 3")

With access to the loft space.

### **Bedroom One**

3.3m x 2.7m (10' 10" x 8' 10")

With built in wardrobes.

### **Bedroom Two**

3.2m x 2.8m (10' 6" x 9' 2")

With built in mirrored wardrobes.

### **Bedroom Three**

2.2m x 1.6m (7' 3" x 5' 3")

### **Fully Tiled Refurbished Bathroom**

1.7m x 2.0m (5' 7" x 6' 7")

With white suite and corner shower unit.

### **Outside**

There is rear access to a concrete garage with double wooden gates and side uPVC double glazed personal door. There is a walled foregarden and a good sized fully fenced rear garden laid to lawn with pathway, timber garden shed and gate giving rear pedestrian access.

Walsgrave  
314, Walsgrave Road, Coventry, CV2 4BL  
02476 635 555  
[walsgrave@robinjones.co.uk](mailto:walsgrave@robinjones.co.uk)