



57 Ridgley Road, Tile Hill, Coventry, West Midlands. CV4 9JZ

**** IMAGES TO FOLLOW**** A deceptively spacious three bedroomed semi detached house in need of total modernisation and improvement accordingly priced. Occupying a pleasant position just off Torrington Avenue along a pedestrian walkway and is to be sold with no chain. The property incorporates a porch entrance, entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom with shower. There is an open plan foregarden and a good sized fully fenced rear garden (overgrown). Being well served for local shops, schools and bus services as well as being within easy access of Coventry and Birmingham via the A45.

£170,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Spacious semi detached house
- To the west side of the city
- In need of modernisation and improvement
- Lounge, dining room and kitchen
- Three bedrooms
- Bathroom with shower
- Front and rear gardens
- No chain

ROOM DESCRIPTIONS

Enclosed Porch Entrance

With patterned glazed door to:

Entrance Hall

1.8m x 4.82m (5' 11" x 15' 10")

With staircase to the first floor.

Lounge

3.65m x 4.34m (12' 0" x 14' 3")

With door to:

Dining Room

3.44m x 3.05m (11' 3" x 10' 0")

With door to:

Kitchen

2.44m x 2.05m (8' 0" x 6' 9")

Requiring total refurbishment, having panelled glazed door leading out to the rear garden.

First Floor Landing

1.81m x 2.51m (5' 11" x 8' 3")

With access to loft space and built in airing cupboard with shelving.

Bedroom One

3.71m x 4.39m (12' 2" x 14' 5")

With built in wardrobe cupboards.

Bedroom Two

2.71m x 2.08m (8' 11" x 6' 10")

With built in wardrobe cupboard.

Bedroom Three

2.24m x 2.16m (7' 4" x 7' 1")

Half Tiled Bathroom

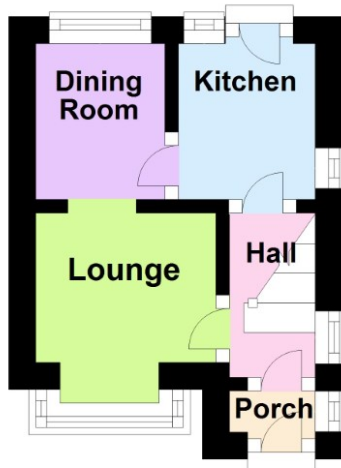
1.81m x 2.2m (5' 11" x 7' 3")

Outside

Lawned foregarden (overgrown), side access with gate through to the rear garden (overgrown) with brick built outside WC, store and workshop.

FLOORPLAN

Ground Floor



First Floor

