ROBINJONES
ESTATE AGENTS

35 Herrick Road, Poets Corner, Coventry, West Midlands. CV2 5JN

Situated in a pleasant residential road this extended two bedroomed terraced property with additional nursery/office with a flying freehold has gas central heating and uPVC double glazing and represents ideal first time buy accommodation which must be viewed internally to fully appreciate the wealth of space. Enjoying direct access via a dropped kerb to a car parking bay and a good sized rear garden backing onto playing fields.

£205,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Terraced property
- Pleasant residential road
- Gas central heating and double glazing
- Bay windowed lounge
- Full width breakfast kitchen
- uPVC double glazed conservatory
- Two bedrooms and nursery/office
- Shower room

ROOM DESCRIPTIONS

Hall

A composite double glazed entrance door leads to the hall with staircase to the first floor.

Bay Windowed Lounge

5.0m x 3.3m (16' 5" x 10' 10")

Full Width Dining Kitchen

2.4m x 4.3m (7' 10" x 14' 1")
With uPVC double glazed door leading to the conservatory.

uPVC Double Glazed Conservatory

2.0m x 3.8m (6' 7" x 12' 6")
With uPVC double glazed sliding patio doors leading to the rear garden.

First Floor Landing

1.0m x 2.7m (3' 3" x 8' 10")

Bedroom One

3.0m x 3.3m (9' 10" x 10' 10")

Bedroom Two

3.3m x 3.51m (10' 10" x 11' 6")
With built in fitted wardrobes.

Nursery/Office

2.22m x 2.2m (7' 3" x 7' 3")

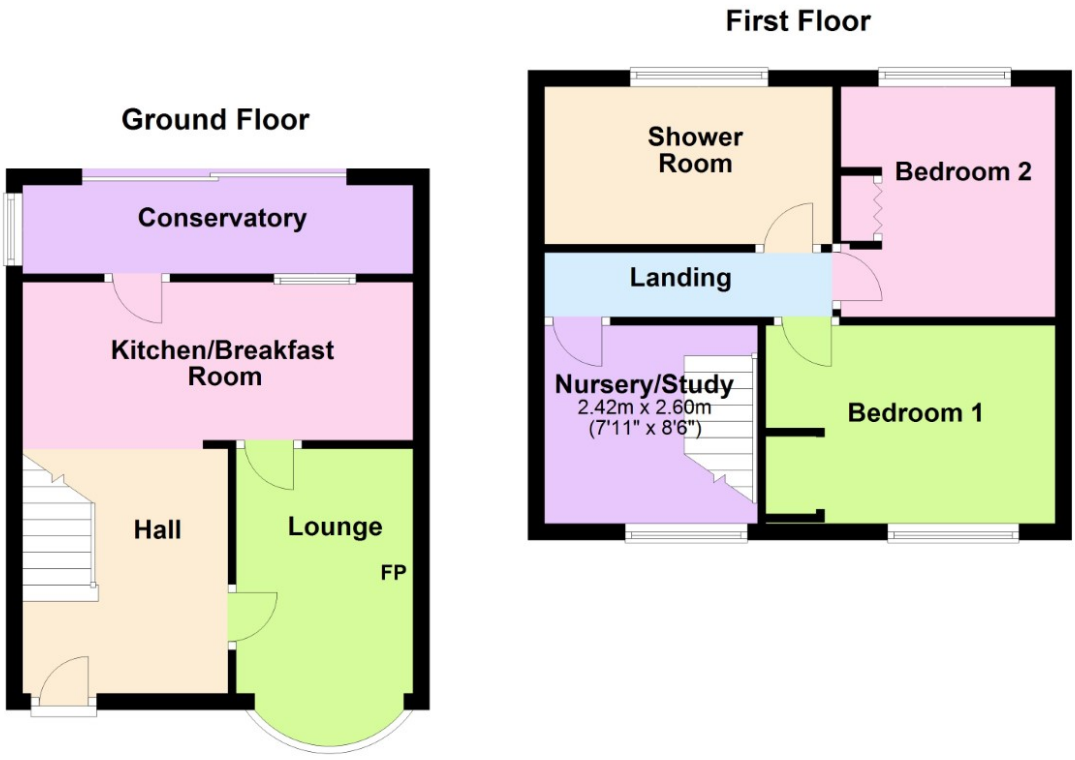
Fully Tiled Shower Room

2.2m x 1.7m (7' 3" x 5' 7")
With walk in shower tray shower cubicle and built in cupboard housing the wall mounted Vaillant gas fired central heating boiler (installed June 2020).

Outside

There is direct access via a dropped kerb to a block paved driveway, side access and wrought iron gate through to the fully fenced rear garden with paved terraced and decked patio and timber garden shed. The property enjoys a pleasant aspect to the rear backing onto playing fields.

FLOORPLAN



Walsgrave
314, Walsgrave Road, Coventry, CV2 4BL
02476 635 555
walsgrave@robinjones.co.uk