

HALLWAY

UTILITY CLOAKROOM WC

LOUNGE
13' 6" into bay x 11' 6"
(4.11m into bay x 3.51m)

SITTING ROOM
11' 3" x 11' 6" (3.43m x 3.51m)

OPEN PLAN KITCHEN /
DINING ROOM
16' 9" x 8' 10" (5.11m x 2.69m)

LANDING

BEDROOM
14' into bay x 10' 4" max
(4.27m into bay x 3.15m max)

BEDROOM
11' 5" x 9' 1" (3.48m x 2.77m)

BEDROOM
8' x 6' 10" (2.44m x 2.08m)

FAMILY BATHROOM

BEDROOM (LOFT CONVERSION)
13' 7" x 13' 6" (4.14m x 4.11m)

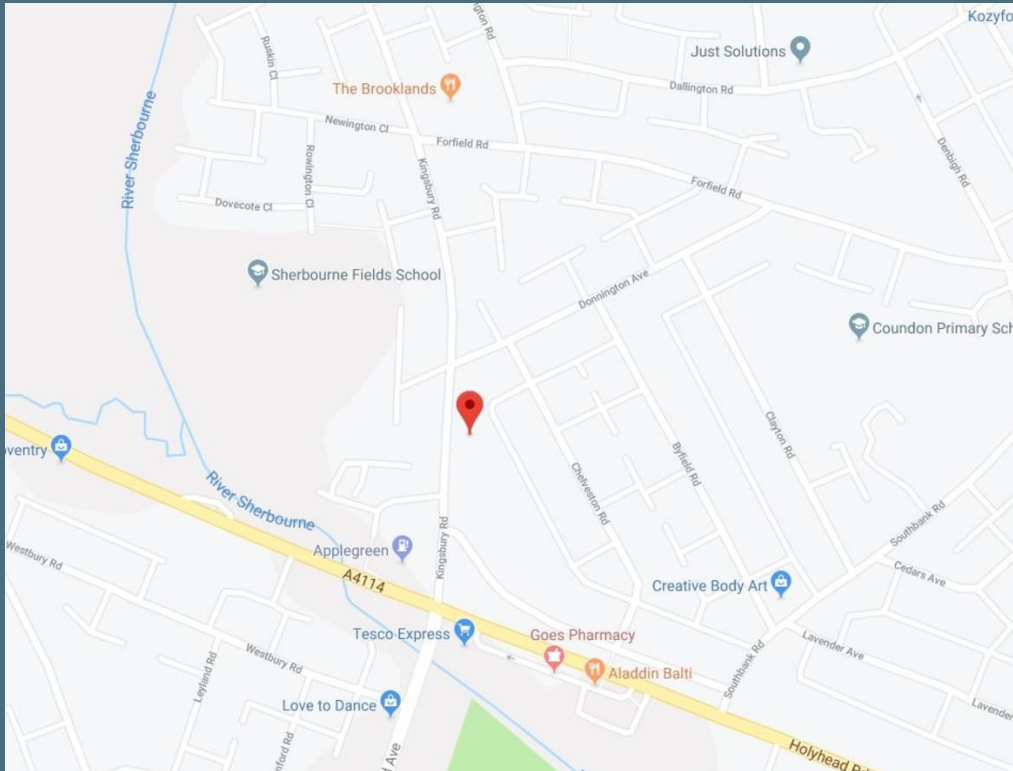
EN-SUITE WC

GARDENS

GARAGE



IMPORTANT NOTICE
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.



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30 Kingsbury Road

Coundon, Coventry, CV6 1PU

£240,000



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Property Description

An extended and much improved double bay mid terraced family home in a sought after location. Located close to local shops and in an excellent school catchment area. The property is very well presented throughout, benefits from double glazing and gas fired central heating, as well as a single storey extension and loft conversion.

In brief, the accommodation comprises: hallway, utility cloakroom WC, lounge with a feature fireplace, sitting room and an open plan kitchen dining room with fitted appliances. On the first floor a landing, THREE bedrooms and a family bathroom. A second floor loft conversion which is the Fourth bedroom and en-suite WC. Outside gardens to the front and rear and a garage.

MUST BE VIEWED INTERNALLY.

£240,000

**30 Kingsbury Road
Coundon, Coventry, CV6 1PU**

- Extended Double Bay Mid Terrace
- Ideal Family Home
- Sought After Location
- Two Reception Rooms
- Open Plan Kitchen Dining Room
- FOUR Bedrooms & En-suite WC
- Family Bathroom WC
- Gardens & Garage
- Freehold Property
- Tax Band B
- EPC Rating E

Viewing is strictly by appointment

