

MATTHEW JAMES
Property Services



56 Ludlow Road

Earlsdon, Coventry, CV5 6JA

Offers Around £250,000



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Front Garden

Laid mainly to slate with planting and off road parking to the side leading to the garage.

Entrance Hallway

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

Ground Floor Cloakroom

4'9 x 2'7 (1.45m x 0.79m)

Having a PVCu double obscure glazed window to the front elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

Lounge

15'2 x 12'11 (4.62m x 3.94m)

Having a PVCu double glazed window to the front elevation, fireplace with mantle, surround and door that leads to the:

Kitchen Dining Room

16'2 x 11'1 (4.93m x 3.38m)

Having a PVCu double glazed window to the rear elevation, French doors that lead to the garden area, a range of wall, base and drawer units with roll top work surface over, integrated oven, four ring gas hob and extractor over, space and plumbing for a washing machine and tiling to all splash prone areas. There is also an area for seating and dining.

First Floor Landing

Having access to the loft area and doors leading off to:

Bedroom One

14'2 x 9'3 (4.32m x 2.82m)

Having a PVCu double glazed window to the rear elevation and fitted wardrobes to the one wall.

Bedroom Two

11'4 x 9'3 (3.45m x 2.82m)

Having a PVCu double glazed window to the front elevation and fitted wardrobes to the one wall.

Bedroom Three

8'11 x 7'10 (2.72m x 2.39m)

Having a PVCu double glazed window to the front elevation.

Family Bathroom

6'6 x 6'2 (1.98m x 1.88m)

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

Rear Garden

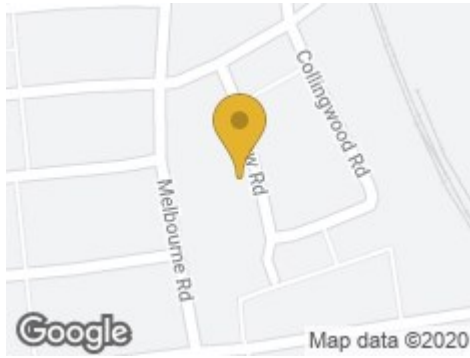
Laid mainly to lawn with patio area and fenced perimeters.

Garage

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



Road Map



Hybrid Map



Terrain Map



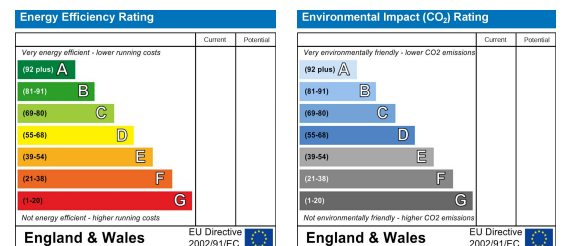
Floor Plan



Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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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