



 **2**
Bedrooms

 **1**
Bathroom



Welcome to this beautifully presented two-bedroom mid-terraced family home located in the sought-after residential area of Longford, Coventry. This delightful property offers a harmonious blend of period charm and modern amenities, making it an ideal choice for first-time buyers, small families, or savvy investors. With no onward chain, moving into your new home could be quicker and easier than you ever imagined.

Upon entering the property, you are greeted by the front reception room, a cozy and inviting space that boasts a charming period feature fireplace. This room sets the tone for the rest of the house, combining character with comfort. Just off the reception room is an understairs storage cupboard, providing practical space for housing meters and the fuse box.

Moving towards the rear of the house, the second reception room awaits. This room features an electric fireplace, offering a warm and comfortable setting for family gatherings or quiet evenings at home. The seamless flow from the front to the rear reception room enhances the sense of space and connectivity within the home.

The heart of the home is undoubtedly the modern fitted kitchen. It is equipped with an oven, an electric hob, and ample space for your appliances. The kitchen's modern design and functionality make it a pleasure for cooking. Adjacent to the kitchen is the fully tiled ground floor bathroom, which features a shower only. This practical and stylish bathroom meets all the needs of modern living.

Ascending to the first floor, you will find two generously sized double bedrooms. The front master bedroom benefits from a built-in storage cupboard, adding to the room's practicality without compromising on space. The second bedroom offers ample room for furnishings and personal touches, ensuring a comfortable living space for family members or guests.

Outside, the property continues to impress with its low-maintenance gardens. The front garden is small yet charming, designed to be easy to manage while adding to the property's kerb appeal. The rear garden, which faces southeast, is a perfect blend of paved and astro-turfed areas, providing a versatile space for outdoor activities, relaxation, and al fresco dining. Additionally, there is a shed with an electricity supply, offering further convenience and storage options.

One of the standout features of this property is the newly installed combi boiler (February 2024), which comes with a 10-year guarantee. This addition ensures that the home is energy efficient and ready to meet the demands of modern living. The external wall insulation further enhances the property's energy efficiency, contributing to lower energy bills and a more comfortable living environment.

Located in Longford, Coventry, the property benefits from excellent transport links and local amenities. The M6 and A444 are easily accessible, making commuting to nearby cities and towns straightforward. The proximity to Bayton Road Industrial Estate, Foleshill Road, and major supermarkets like Tesco, Lidl, and Aldi adds to the convenience of this location. Families will appreciate the selection of local schools, ensuring that educational needs are well catered for.

For potential investors, this property offers an estimated rental income of £900-925 per calendar month, making it a lucrative addition to any property portfolio. The no onward chain aspect further enhances its appeal, reducing potential delays and complications during the purchasing process.

Additional important details include street parking, an EPC rating of D, and a council tax band A with an annual cost of £1,530. The property has an internal area of 70 square meters (753 square feet), as detailed in the floor plan. The boiler, located in the kitchen, ensures that the home is well-heated and energy-efficient, contributing to its overall appeal.

In summary, this well-presented two-bedroom mid-terraced family home in Longford, Coventry, offers a unique combination of period features and modern amenities. Its excellent location, practical features, and move-in ready condition make it an ideal choice for a wide range of buyers. Whether you are a first-time buyer looking for a cozy and convenient home, a family seeking a property with great local amenities, or an investor in search of a high-yield rental opportunity, this property is sure to meet your needs. Don't miss out on the chance to make this charming house your new home.

Good to know:

Street parking only.

EPC - D

If rented we estimate it will achieve £900-925pcm.

No onwards chain.

Internal area - 70 Square meters / 753 Square foot

Council Tax Band - A - £1,530 pa.

Measurements found on the floor plan

Boiler located in the kitchen, installed February 2024, comes with a 10 year guarantee.



TOTAL FLOOR AREA: 747 sq. ft. (69.4 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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