



## The Martyrs Close, Cheylesmore

£285,000

- Two Bedroom End Terraced House
- Extended and Modernised
- Living/Dining/Kitchen
- Walking Distance To Coventry Train Station
- Enclosed Rear Garden
- Off Road Parking For 2 Cars
- EPC Rating D
- Study
- Refitted Shower Room
- Coventry City Council B

# The Martyrs Close, Coventry, CV3 5FP

A well presented double bayed, end terraced, extended and modernised home. Ideally located in a popular residential area of Coventry with local amenities, including shops, cafés, and restaurants, conveniently nearby. Situated within close proximity to Coventry City Centre and the train station providing easy access to Birmingham, London, and beyond. Benefitting Off-road car parking for two cars to front, enclosed garden to rear, three bedrooms (two doubles), shower room, living room, L-shaped living dining kitchen, ground floor shower cloakroom utility, gas heating and double glazing. Sold with no chain.



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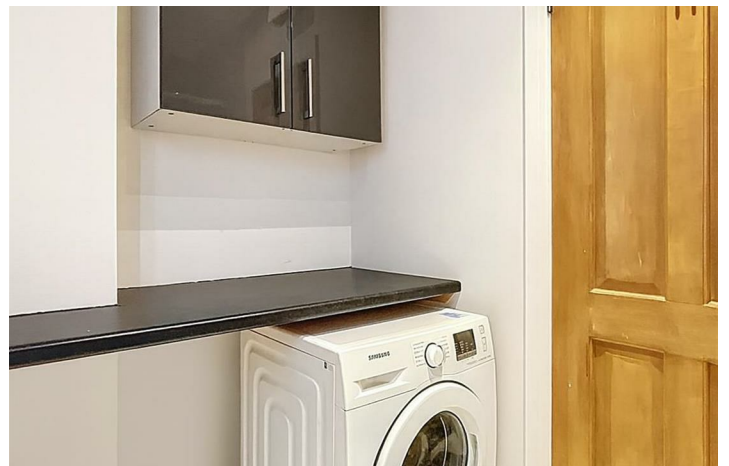


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D - 63

Council Tax Band: B



## **APPROACH**

Arched porch entrance with external lantern, grey PVC double glazed front door with matching side screens leading into

## **ENTRANCE HALL**

4.37 x 1.63 (14'4" x 5'4")

Wood laminate in entrance with carpeting beyond to hall, stairs and landing, radiator, under stairs storage cupboard, further large cloaks cupboard, burglar alarm, light fittings, and pine panelled doors .

## **LOUNGE**

3.58 x 4.17 (11'9" x 13'8")

Into bay window with fitted blinds and curtains, fitted carpet, coving, TV aerial point, two wall shelves radiator, pine door to hall.

## **CLOAKS/SHOWER/UTILITY**

2.54 x 1.47 (8'4" x 4'10")

Ceramic tiled floor with ceramic tiling to walls, quadrant corner shower cubicle with glazed screen doors and mains fed shower, wall hung wash hand basin with tile splashback and mirror above, low-level WC, extractor fan, utility area with Samsung automatic washing machine, work surface over, matching high-gloss grey double wall cupboards.

## **DINING SPACE**

With trifold PVC doors opening to rear garden with integrated blinds, velux roof light, vertical radiator, LED downlighting.

## **KITCHEN**

Fitted with high-gloss base and wall units with drawers. Feature oak block work surfaces with integrated 1 ½ bowl stainless steel sink unit with mixer tap, integrated appliances comprise automatic dishwasher, four ring brushed steel hob with illuminated cooker filter above, double electric fan oven and grill with microwave above and cupboards above and below, integrated refrigerator and freezer, LED downlighting, extractor fan, window overlooking the rear garden with roller blind.

## **FIRST FLOOR LANDING**

Access to insulated roof space with aluminium loft ladder and folding access trap with roof space being part boarded ideal for storage, fitted electric light. Panelled doors lead off the landing.

## **DOUBLE BEDROOM 1**

3.66 x 3.61 (12'0" x 11'10")

Fitted furniture comprising four-door wardrobe

cupboards with full and half length hanging, three drawer chest with twin storage cupboards to sides, further storage cupboard, light fitment, coving, radiator, blinds and curtains to window.

## **DOUBLE BEDROOM 2**

3.63 x 2.49 (11'11" x 8'2")

Fitted carpeting, roller blind, light fitment, double door built-in wardrobe cupboard housing Vaillant combination condensing gas fired boiler, together with hanging rail and shelf, radiator.

## **SINGLE BEDROOM3/STUDY**

2.24 x 1.57 (7'4" x 5'2")

Fitted carpeting, radiator, blind, light shade.

## **SHOWER ROOM**

2.39 x 1.47 (7'10" x 4'10")

Refitted with large fully tiled shower with mains fed shower over, glazed shower screen with flip and drying area, vanity wash hand basin with two storage drawers beneath, recessed low-level WC with concealed cistern with easy close lid, extractor fan, vertical chrome heated towel warmer radiator, tiled flooring, mirror, LED light.

## **OUTSIDE FRONT**

To the front of the property is a block paved forecourt with off-road car parking for two cars.

## **REAR GARDEN**

The rear garden has a full width block paved patio with outside cold water tap, power and light, and fully fenced to all boundaries, lawn with paved path and flowerbed, timber garden shed and rear access to locked and secured shared entrance.

## **TENURE**

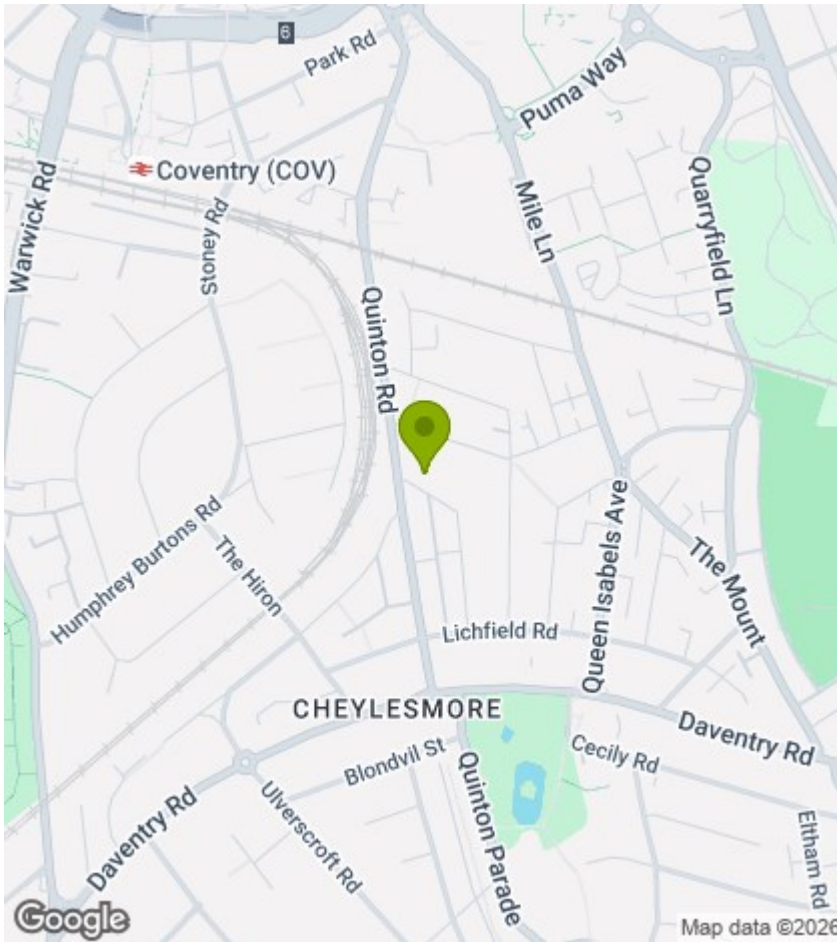
The property is Freehold.

## **SERVICES**

All mains services are connected.

## **CONNECTED INTEREST**

The seller of this property is a connected party to the selling agents Boothroyd and Company.

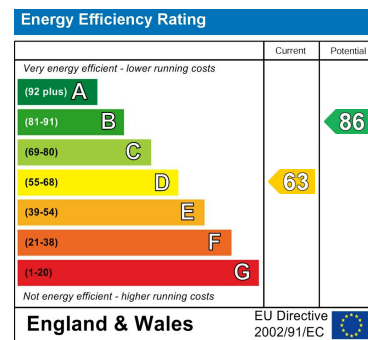


## Viewings

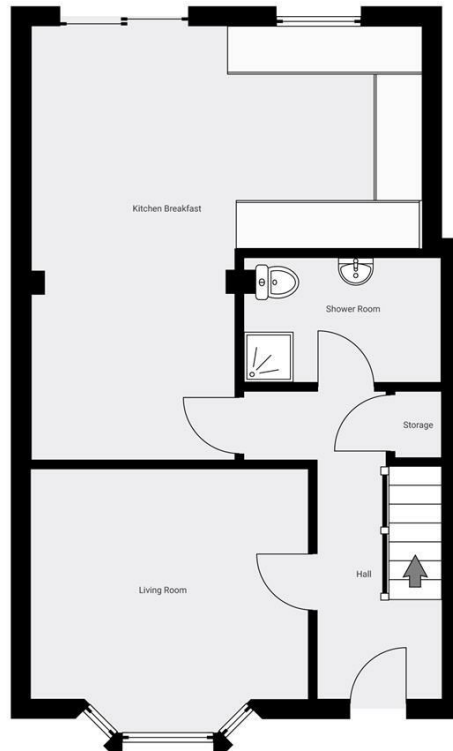
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

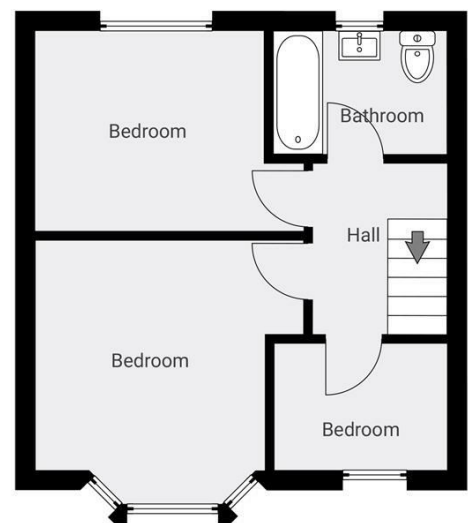
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### ▼ Ground Floor



### ▼ 1st Floor



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

