

LOUNGE  
11' 3" x 11' (3.43m x 3.35m)

OPEN PLAN KITCHEN  
11' 3" x 11' (3.43m x 3.35m)

REAR LOBBY

GROUND FLOOR BATHROOM  
WC

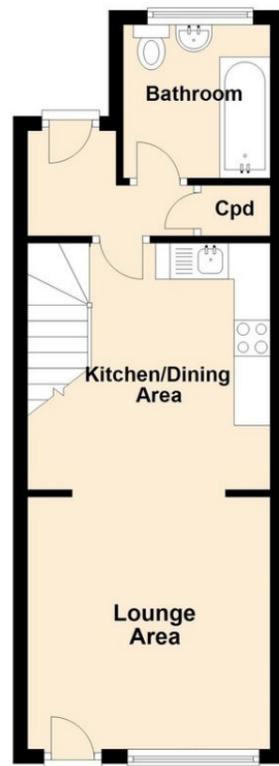
LANDING

BEDROOM  
11' 3" x 11' (3.43m x 3.35m)

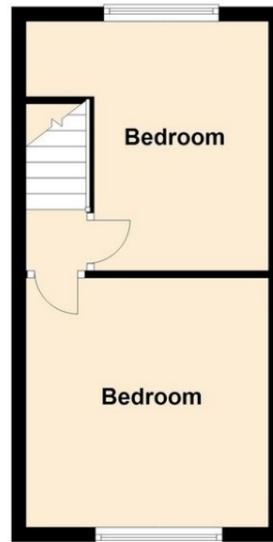
BEDROOM  
11' 2" x 11' max into recess  
3.4m max into recess x 3.35m)

GARDENS

### Ground Floor



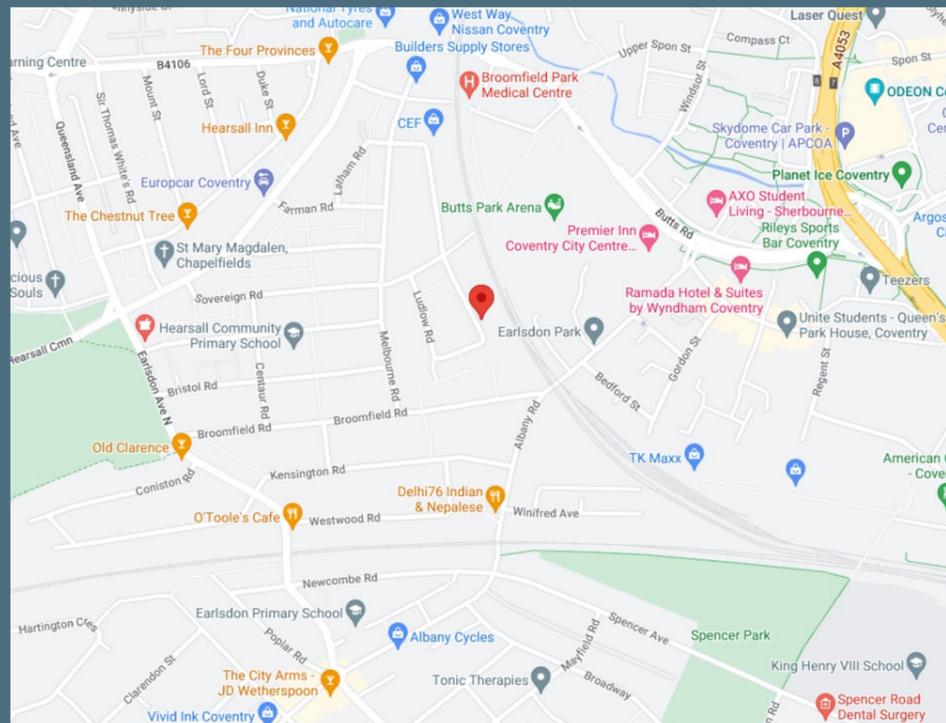
### First Floor



45 Collingwood Road

Earlsdon, Coventry, CV5 6HW

£169,950



**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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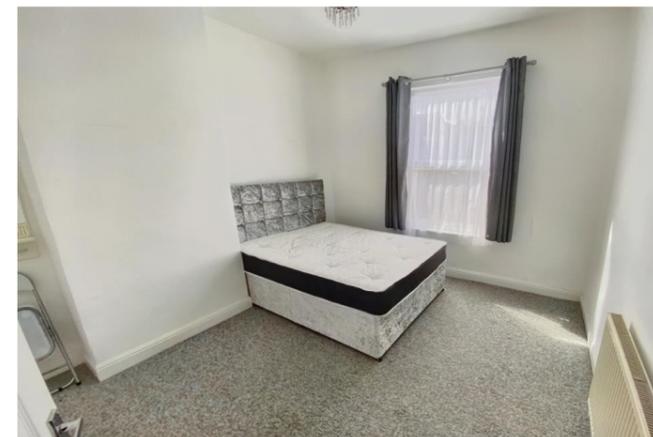


**£169,950**

45 Collingwood Road  
Earlsdon, Coventry, CV5 6HW

- Mid Terrace
- Lounge
- Open Plan Kitchen
- Rear Lobby
- Bathroom WC
- TWO BEDROOMS
- Double Glazing
- Gas Fired central Heating
- Freehold
- Council Tax Band A
- EPC Rating D

Viewing is strictly by appointment



### Property Description

A traditional mid - terrace town house in a sought after location which is suitable for a first time buyer or buy to let landlord. The property is located close to local shops, schools and public transport links. The property benefits from double glazing and gas fired central heating.

In brief the accommodation comprises: lounge, open plan kitchen, rear lobby, ground floor bathroom WC. On the first floor a landing and TWO BEDROOMS. Outside there are gardens to the front and rear.

NO UPWARD CHAIN.

MUST BE VIEWED.

