



**MATTHEW JAMES**  
Property Services



## 1 Jedburgh Grove

Finham, Coventry, CV3 6DW

**Offers Over £220,000**



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## Front Garden

Having walled fore-garden with fenced and privet perimeter with crazy paving, planted beds and access to the:

## Storm Porch

With access through the front door into the:

## Entrance Hallway

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

## Lounge Dining Room

22' x 10'2 (6.71m x 3.10m)

Having a PVCu double glazed bay window to the front elevation, inset real flame gas fire with hearth, mantle, surround and PVCu double glazed window to the rear elevation.

## Kitchen

18'9 x 7'2 (5.72m x 2.18m)

Having a PVCu double glazed window to the rear and side elevation, a range of wall, base and draw units with roll top work surface over, space for under counter fridge and freezer, space for a cooker, space and plumbing for a washing machine, tiling to all splash prone areas and PVCu double obscure door that leads to the rear garden area.

## First Floor Landing

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

## Bedroom One

12'5 x 10' (3.78m x 3.05m)

Having a PVCu double glazed bay window to the front elevation.

## Bedroom Two

11'1 x 10'2 (3.38m x 3.10m)

Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

8'5 x 6'2 (2.57m x 1.88m)

Having a PVCu double glazed window to the front elevation.

## Family Bathroom

5'7 x 5'4 (1.70m x 1.63m)

Having a PVCu double obscured window to the rear elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin, towel rail on wall and tiling to all splash prone areas.

## Converted Garage

11' x 10'11 (3.35m x 3.33m)

(Converted double garage) With access via PVCu part double glazed security door into the living area, this could be classed as a fourth bedroom with PVCu double glazed window to the garden elevation, storage cupboard off and door leading off to the:

## Converted Garage, Shower Room / En-Suite

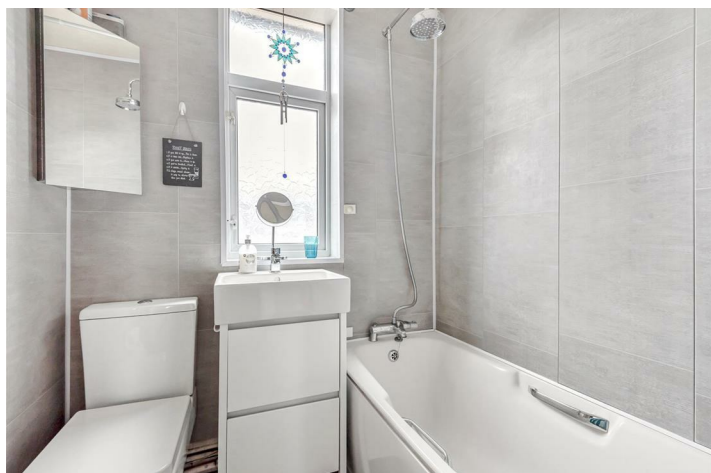
7'7 x 2'9 (2.31m x 0.84m)

Having obscured blocks glazing to the side elevation, PVCu double obscure glazed window to the garden elevation, under floor heating, low level flush WC, wash hand basin, shower enclosure and tiling to all splash prone areas.

## Rear Garden

Having fenced perimeters, laid to lawn with paved

patio and pathway leading to the annexe and pedestrian timber garden gate that leads to the side elevation.



Road Map



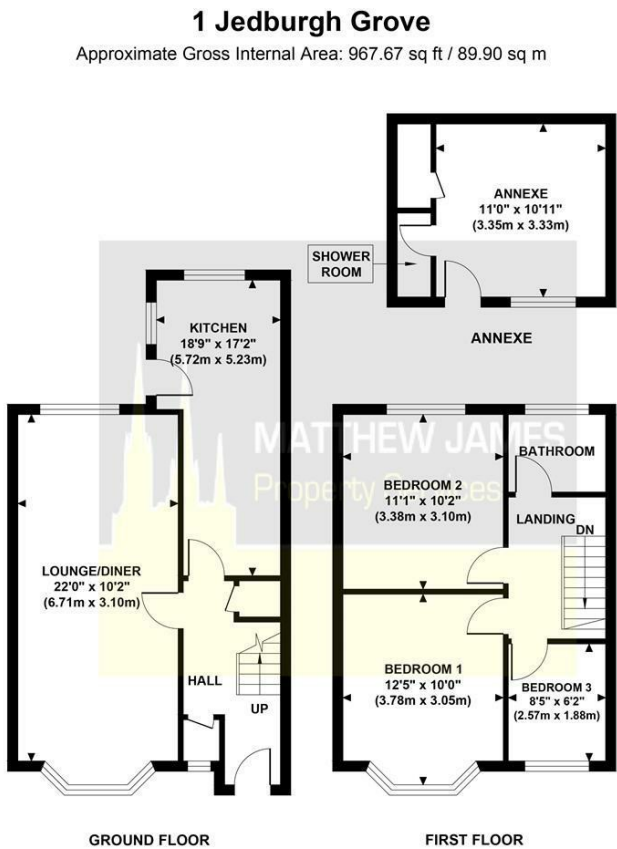
Hybrid Map



Terrain Map



Floor Plan

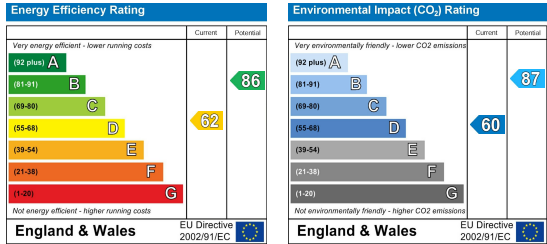


Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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