



# MATTHEW JAMES

## Property Services



## 27 Guild Road

### Foleshill, Coventry, CV6 5PG

\*\*\*Check Out The Virtual Tour\*\*\* Built in 2007, this lovely three / four bed townhouse property has an impressive internal space of almost 1300sq feet, spanning over three storey's - making it a very flexible family home. Nestled in Foleshill, this property has further been updated throughout with mod cons, no need to worry about switching the lights off - Alexa can do that for you! The newly installed combi boiler comes with hive controls and the whole house benefits from owned, state of the art solar panels.

You enter the house into the welcoming hallway where you can hang your coat and kick off your shoes. The ground floor continues with a handy utility room, separate wc and the study / fourth bedroom. Take advantage of the adjoining garage to increase the internal space, subject to permissions of course....

Head upstairs to the first floor which boasts the light and airy lounge and separate kitchen/diner. Fully kitted out with plenty of storage and space that a modern home demands. The Juliet balcony bathes the whole room with natural light and makes this a great space to enjoy time with friends and family. There is also a handy WC on this floor which is perfect for a busy household.

## Offers In The Region Of £229,995

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- Flexible Living Arrangements
- Brand New Electric Solar Panels
- Brand New Combi Boiler
- Internal Smart System
- Three Bedrooms
- Utility
- Impressive 1300 sq feet
- Study / Fourth Bedroom
- Freshly Decorated with New Carpets
- Garage

## GROUND FLOOR

Hallway

Utility & WC

Study / Bedroom Four

9'2" x 7'6" (2.8 x 2.3)

## FIRST FLOOR

Living Room

16'0" x 11'5" (4.9 x 3.5)

Kitchen / Diner

16'0" max x 13'9" (4.9 max x 4.2)

WC

## SECOND FLOOR

Master En-Suite Bedroom

12'9" x 9'2" (3.9 x 2.8)

Bedroom Two

10'9" x 9'2" (3.3 x 2.8)

Bedroom Three

11'5" x 6'6" (3.5 x 2.0)

Family Bathroom

Garage

17'0" x 8'10" (5.2 x 2.7)



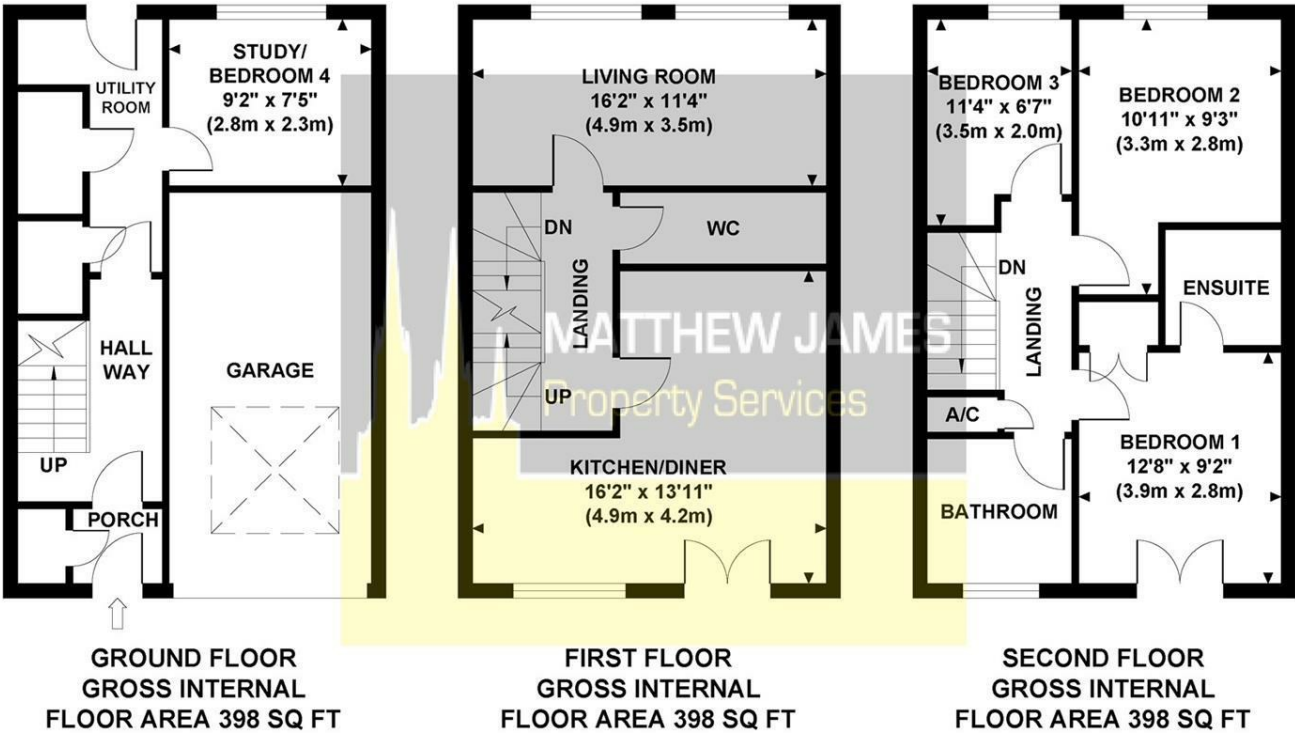
Directions





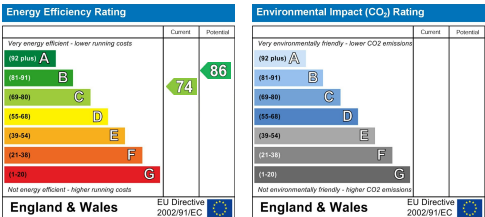
GUILD ROAD

Approximate Gross Internal Area 1193 sq ft / 110.8 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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