



MATTHEW JAMES

Property Services



76 Spring Road, Coventry, CV6 7FP

£750 Per Calendar Month

AVAILABLE MID AUGUST..... TWO DOUBLE BEDROOMS... LARGER THAN AVERAGE KITCHEN DINING ROOM... CONSERVATORY... UTILITY... GOOD SIZED PLOT. Located in Courthouse Green, this end of terrace property is perfect for families and located close to the A444, motorway network and bus routes into Coventry City Centre, this property needs to be viewed to appreciate what is being offered for rent. Briefly comprising of lounge, large kitchen dining room, utility room, sun room, two double bedrooms, modern family bathroom, front and rear gardens with garage / storage to the side. UNFURNISHED.

Front Garden

Being of paved and asphalt covering with access to the rear elevation via a timber gate and access via a step through the front door into the:

Entrance Hallway

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

Lounge

13'2 x 12'5 (4.01m x 3.78m)

Having a PVCu double glazed window to the front elevation and door leading off to the:

Kitchen Dining Room

15'8 x 11'3 (4.78m x 3.43m)

Having a PVCu double glazed window and set of French doors to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated oven with four ring gas hob and extractor over, integrated dishwasher, space and plumbing for a washing machine, ample space for seating under stairs storage cupboard, tiling to all splash prone areas and door leading off to the:

Utility Area

4'5 x 2'7 (1.35m x 0.79m)

Having space and plumbing for a washing machine and shelving above.

Conservatory / Sun Room

12'8 x 6'10 (3.86m x 2.08m)

Being of irregular shape and PVCu double glazed design with door leading to the rear garden area. There is also a central heating radiator.

Bedroom One

12'8 x 11'2 (3.86m x 3.40m)

Having a PVCu double glazed window to the front elevation and over stairs cupboard housing the central heating boiler.

Bedroom Two

11'4 x 9'5 (3.45m x 2.87m)

Having a PVCu double glazed window to the rear elevation and cast iron feature fireplace to the one wall.

Family Bathroom

7'8 x 6' (2.34m x 1.83m)

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, low level flush WC, wash hand basin, ladder style heated towel rail and tiling to all splash prone areas.

Rear Garden

Being mainly laid to lawn with planted borders, fenced perimeters with paved patio area surrounded

by decorative wrought iron fencing and access via a side pedestrian gate to the front elevation and the:

Garage / Storage

17'8 x 8'9 (5.38m x 2.67m)

Being of irregular shape and perfect for storage / workshop. Having a pedestrian door to the side and rear garden area.

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 47.3 SQ.M.
(509 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 38.1 SQ.M.
(410 SQ.FT.)

TOTAL APPROX. FLOOR AREA 85.3 SQ.M. (919 SQ.FT.)

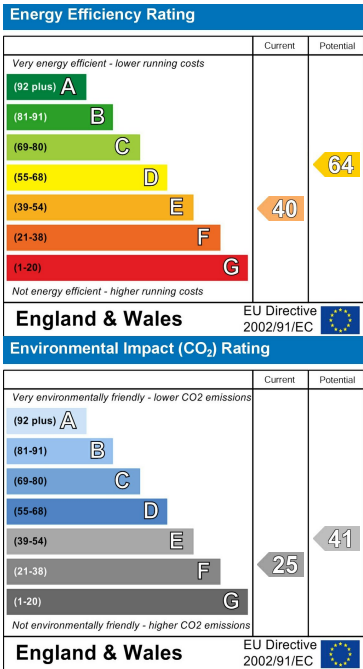
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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