



# MATTHEW JAMES

## Property Services



## 86 Seneschal Road, Coventry, CV3 5LH

### £895 Per Calendar Month

AVAILABLE NOW...THREE BEDROOMS...OPEN PLAN KITCHEN / DINER...GARAGE...OFF ROAD PARKING...SOUTH FACING REAR GARDEN... Nestled just off the road, in the popular area of Cheylesmore is this three bedroom, spacious, semi detached property.

With its tree lined approach, this property is just waiting to become a lovely new home for someone. Step through the porch into a welcome hallway, where you'll find a very handy cloakroom and storage area. In to the left is the spacious lounge area, which can be opened up into the kitchen diner - creating a fantastic open plan family living or entertaining space.

On the first floor is a modern shower room and three good sized bedrooms.. Plenty of parking and a south facing garden. - a mixture of mature shrubs, luscious grass and patio area. Gas central heating provided by a combi boiler and the property is flooded with natural daylight from the many uPVC windows and doors.

Daventry Road parade is within walking distance and has a great selection of local retailers, you'll be spoilt for choice - lots of high street stores locally for those that like a bit of retail therapy or the daily essentials. Close to City Centre, Coventry Train Station, Coventry University, JLR, Motorway networks and great schools - it really does tick all the boxes for location!

### **Hallway**

A welcome hallway with storage space to put away coats and shoes. Here you'll find stairs to the first floor, a door into the cloakroom and access to the lounge.

### **Downstairs WC**

A good size cloakroom with WC and sink. There is plenty of room for additional storage in here too.

### **Rear Garden**

Great sized patio area to take advantage of the south facing garden. Perfect for those morning coffees or summer days. The mature borders surround the lawned area and there's access to the garage.

### **Lounge**

**16'0" x 10'1" (4.89 x 3.08)**

Natural daylight floods through this room from the window to the front aspect. It's a great place to sit back and relax. Separated from the kitchen / diner by sliding doors, open these to create the all round open plan living space.

### **Kitchen / Diner**

**16'0" x 8'7" (4.9 x 2.62)**

To the rear aspect, it has a great range of units and drawers, providing space for all appliances. There is a side door to take you out to either the rear garden or front of the property, handy for putting the washing or rubbish outside. Lots of room for table and chairs to catch up with everyone or perhaps have a chat at the breakfast bar. Open up the patio doors to the rear garden and let the fresh air in.

### **Shower Room**

**6'2" x 6'1" (1.89 x 1.86)**

Recently renovated and fully tiled, this shower room has a modern feel with shower enclosure, vanity unit, WC and towel rail.

### **Bedroom One**

**12'4" x 10'4" (3.76 x 3.15)**

To the rear aspect, with fresh decor and carpets, this room is great in size to comfortably place a double bed and storage.

### **Bedroom Two**

**12'11" x 8'1" (3.94 x 2.48)**

To the front aspect, this room is neutral and perfect for winding down after a busy day for a good nights rest.

### **Bedroom Three**

**9'10" x 7'10" (3.02 x 2.39)**

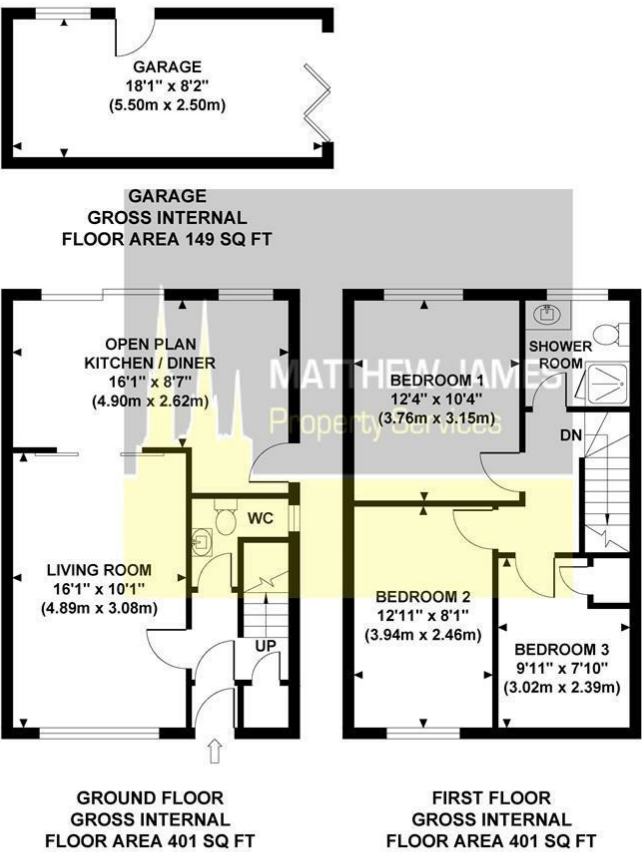
To the front aspect, this room would lend itself as a bedroom, nursery or even a home office / study

### **Front Garden**

Low maintenance and paved

Floor Plan

Seneschal Road  
Approximate Gross Internal Area 950 sq ft / 88.30 sq m

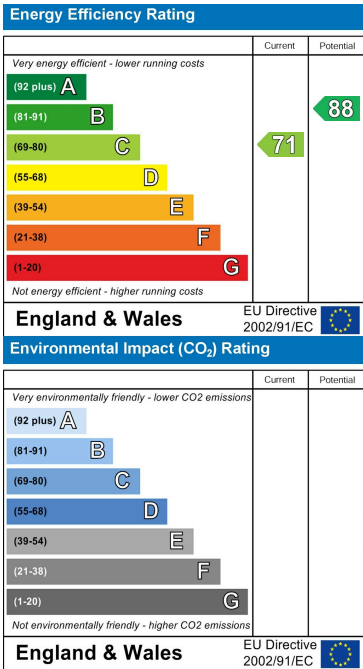


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter