

Road Map



Hybrid Map



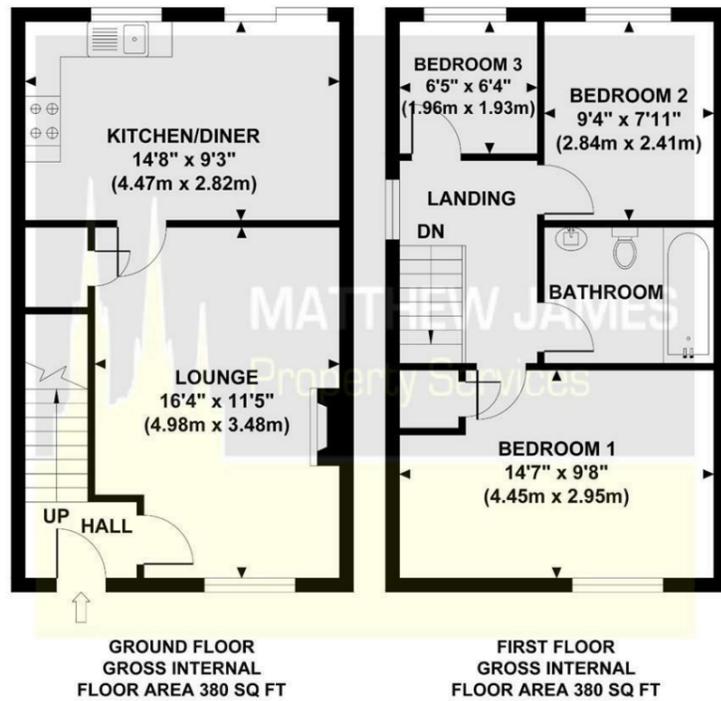
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**STRAWBERRY WALK**  
Approximate Gross Internal Area  
760 sq ft / 70.60 sq m

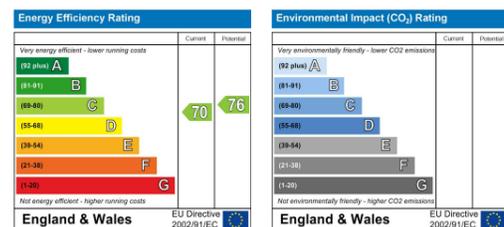


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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**5 Strawberry Walk**

New Meadows, Coventry CV2 1SU

Offers Over £190,000



# 5 Strawberry Walk

New Meadows, Coventry CV2 1SU

Offers Over £190,000



## Front Garden

Having planted beds and hedging, small lawned area and access via a paved pathway that leads to the:

## Entrance Hallway

Through the front door with stairs leading off to the first floor and door leading to the:

## Lounge

16'4 x 11'5

Having a PVCu double glazed bay window to the front elevation, under stairs storage cupboard and door leading into the:

## Kitchen Dining Room

14'8 x 9'3

Having a PVCu double glazed window to the front elevation, sliding patio doors to the rear garden area, a range of newly installed wall, base and drawer units with roll top work surface over, integrated oven with hob and extractor over, space and plumbing for a washing machine, space for a seating area and tiling to all splash prone areas.

## First Floor Landing

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

## Bedroom One

14'7 x 9'8

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

## Bedroom Two

9'4 x 7'11

Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

6'5 x 6'4

Having a PVCu double glazed window to the rear elevation.

## Family Bathroom

8'6 x 6'5

Having a walk-in shower enclosure with Triton Enrich shower over, low level flush WC, wash hand basin, extractor and tiling to all splash prone areas.

## Rear Garden

Having paved area, mainly laid to lawn with hedged borders and mature planted beds and access to a garden shed.

## Parking & Car Port

Having off road parking, car port accessed via a dropped kerb.

