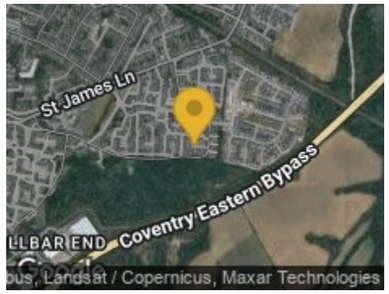
Road Map

Hybrid Map

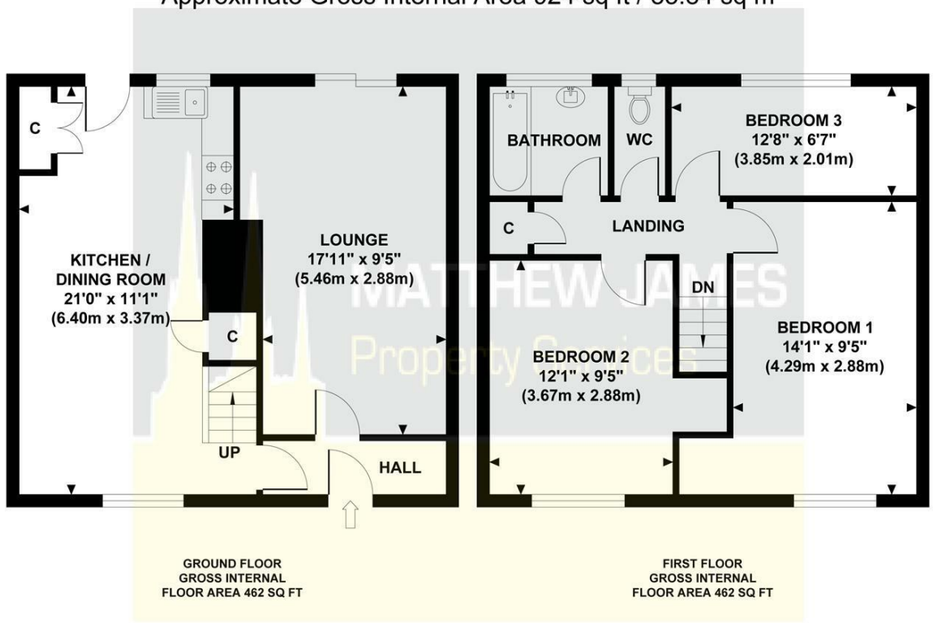


Terrain Map

Floor Plan

29 LEYSIDE COVENTRY, CV3 3FP

Approximate Gross Internal Area 924 sq ft / 85.84 sq m

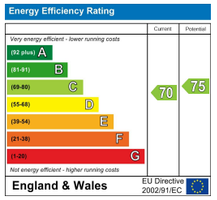


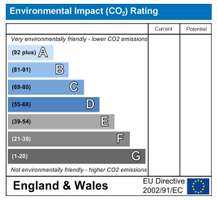
Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

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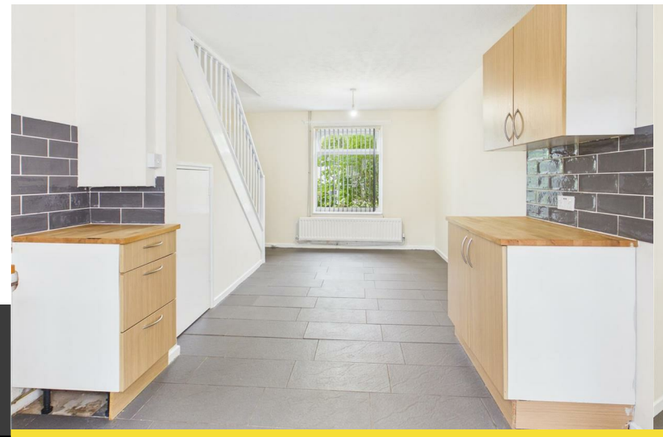
MATTHEW JAMES
Property Services

29 Leyside

Willenhall, Coventry CV3 3FP

Offers Over £165,000

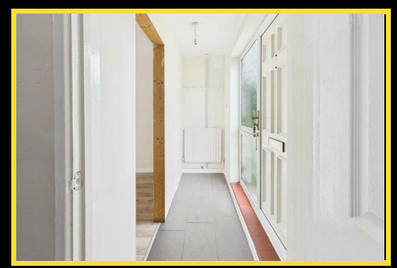
3 | 1 | 2 | C



29 Leyside

Willenhall, Coventry CV3 3FP

Offers Over £165,000



Front Approach
Accessed via a lawned communal walkway and leads to the:

Front Garden
Having fences to the side, mainly laid to lawn with paved pathway that leads to through the front door into the:

Entrance Hallway
Having coat hooks and doors that lead off to the:

Lounge
17'11 x 9'5
Having sliding patio doors to the rear elevation and feature fireplace with inset electric fireplace.

Kitchen / Dining Room
21' x 11'1
Having a PVCu double glazed window to the front elevation, balustrade stairs lead off to the first floor, under stairs storage, PVCu double glazed door with picture window to the side, built-in 'pantry cupboard', a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a cooker, space for an American style fridge freezer and tiling to all splash prone areas.

First Floor Landing
Havig access to the loft area (fully insulated), airing cupboard housing the central heating boiler and doors leading off to:

Bedroom One
14'1 x 9'5
Having a PVCu double glazed window to the front elevation.

Bedroom Two
12'1 x 9'5
Having a PVCu double glazed window to the front elevation and inset alcove.

Bedroom Three
12'8 x 6'7
Having a PVCu double glazed window to the rear elevation.

WC
Having a PVCu double obscure glazed window to the rear elevation and low level flush WC.

Family Bathroom
Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, pedestal wash hand basin, extractor and tiling to all four walls.

Rear Garden
Having fenced perimeter, paved patio, pathway with lawn to each side and gate that leads to the rear parking area.