



MATTHEW JAMES
Property Services



15 Gillians Walk

Walsgrave, Coventry, CV2 2NT

£219,995



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Entrance Hallway

Having airing cupboard that houses the combination gas boiler, loft access and doors leading off to:

Kitchen

10'2" x 8'2" (3.1 x 2.5)

To the front aspect, the kitchen has a great selection of storage and space for all those much needed appliances.

Lounge

16'9" x 10'2" (5.11 x 3.10)

To the front aspect, this room is of a generous size which will comfortably accommodate your choice of furnishings for relaxing in. Large bay window, gas fire and radiator.

Bedroom One

14'0" x 8'11" (4.27 x 2.74)

To the rear aspect, with plenty of room for storage, large bay window and radiator.

Bedroom Two / Dining Room

10'4" x 9'3" (3.15 x 2.84)

To the rear aspect with patio doors and radiator.

Shower Room

6'5" x 5'6" (1.96 x 1.69)

A spacious light room that's recently been modernised with shower enclosure, wash basin, toilet unit and obscured window.

Outside

An overall well proportioned plot. The front offers a good mix of off road parking and greenery with flower borders and shrubs. This continues in the rear garden,

a perfect private outdoor haven to enjoy the south west facing sunshine.

Garage

16'4" x 7'6" (5.0 x 2.3)

With an up and over door to the front and side door access, this garage can be accessed from the front or rear garden. As with the rest of the property, it has been very well looked after and a great space with an electrical supply and window into the garden.



Road Map



Hybrid Map



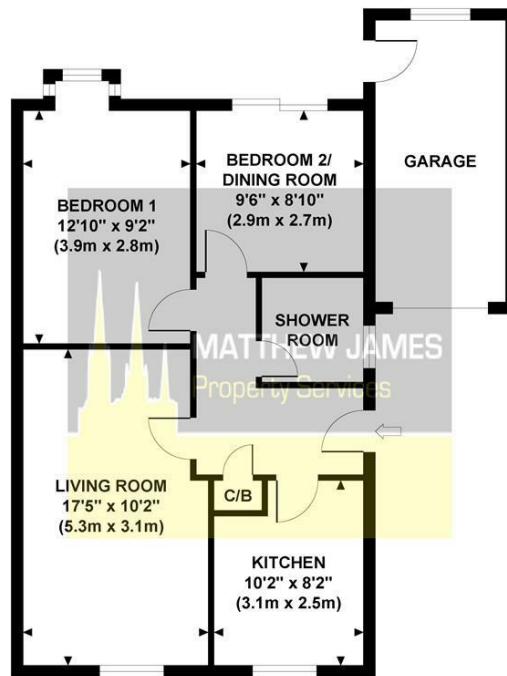
Terrain Map



Floor Plan

GILLIANS WALK

Approximate Gross Internal Area 576 sq ft / 53.5 sq m



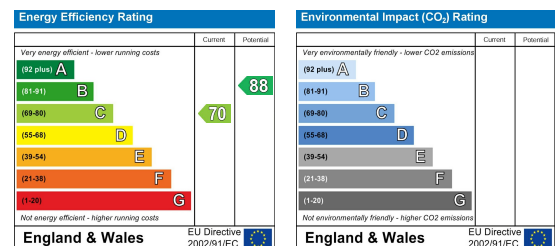
GROSS INTERNAL FLOOR AREA 576 SQ FT

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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