

Road Map



Hybrid Map



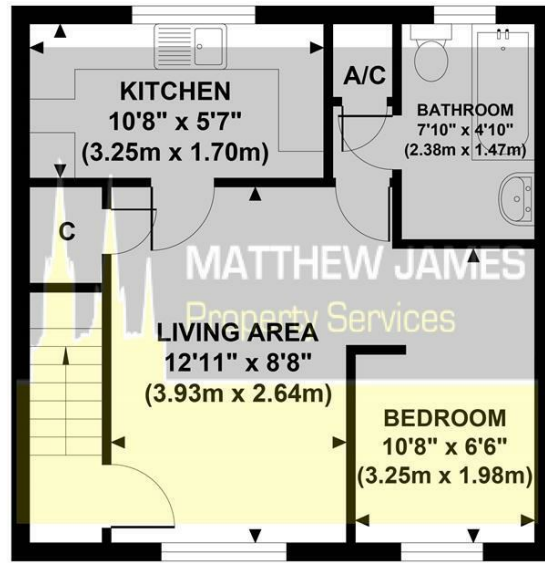
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**57 EDGEHILL PLACE**  
Approximate Gross Internal Area  
344 sq ft / 32.0 sq m



GROSS INTERNAL  
FLOOR AREA 344 SQ FT

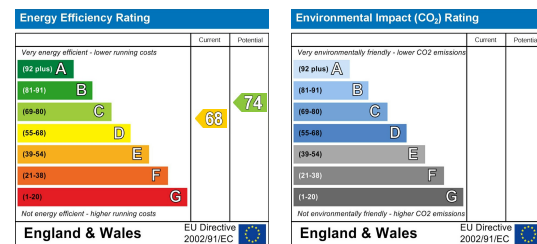
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



**51 Tanyard Close**

Tanyard Farm, Coventry CV4 9TP

£70,000



CONTACT INFORMATION

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# 51 Tanyard Close

Tanyard Farm, Coventry CV4 9TP

£70,000



## Entrance Hallway

Accessed via a secure composite front door with coat hooks and stairs that lead off to the first floor.

## Living Area

12'11 x 8'8

Having a PVCu double glazed window to the front elevation, over stairs storage cupboard, further cupboard, doors leading off and open plan access into the:

## Bedroom Area

10'8 x 6'6

Having a PVCu double glazed window to the front elevation.

## Kitchen

10'8 x 5'7

Having a PVCu double glazed window to the rear elevation, 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 and tiling to all splash prone areas.

## Family Bathroom

7'10 x 4'10

Having a PVCu double obscure glazed window to the rear elevation, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

