



**145 The Moorfield, Coventry, CV3 1DJ**  
**£220,000**

Welcome to the market this immaculate three bedroom semi-detached home. Well presented throughout, spacious open plan living in a convenient location close to schools, local shops, leisure centre, supermarkets and walking distance for working professionals at Jaguar Land Rover Whitley. The property has been recently renovated and ready to move straight into, perfect for first time buyers or a lovely family home. Would also be a fantastic investment opportunity due to the location and rental demand in the area.

As you approach, driveway providing off street parking with a small front garden and a single garage to the side with up and over door, power supply and lighting. Step inside, entrance hallway with space to hang your coats and take of your shoes before entering into the large open-plan lounge and kitchen fitted with modern units, integrated oven and hob, utility cupboard and convenient ground floor shower room with WC . back door out to the rear garden. To the first floor, landing, two double bedrooms, a generous sized third bedroom and the family bathroom. The property also benefits from gas central heating and double glazing. A stand out feature of the property is the delightful larger than average rear garden, featuring patio area, laid lawn, brick built shed and gated access out to the front. Perfect for the children to play and enjoying the sunshine on a summers day.

A turn key property ready to move in straight away and call home. Don't miss out on this fantastic opportunity call and book your viewing today!

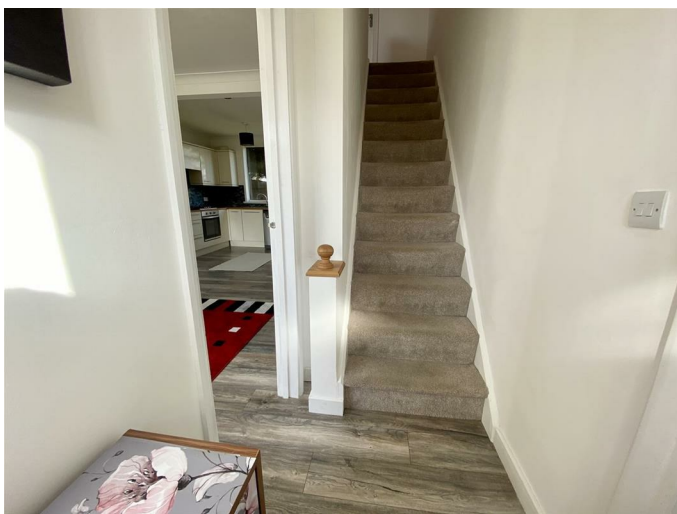
**Approach / Driveway**



**Shower Room & W.C**  
5'9 x 3'4 (1.75m x 1.02m)



**Entrance Hall**



**Utility Cupboard**  
4'2 x 3'3 (1.27m x 0.99m)



**Open Plan Lounge / Diner**  
23'10 x 12'12 (7.26m x 3.66m)

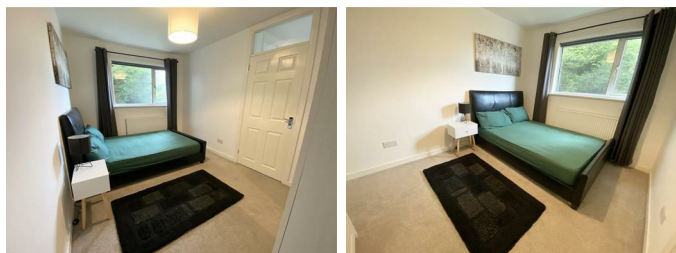


**First Floor Landing**

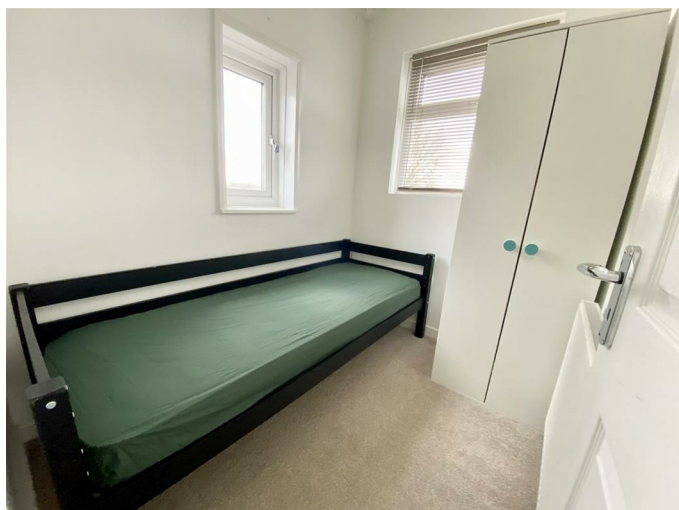
**Bedroom One**  
12'8 x 9'1 (3.86m x 2.77m)



**Bedroom Two**  
9'11 x 9'1 (3.02m x 2.77m)



**Bedroom Three**  
7'2 x 5'9 (2.18m x 1.75m)



**Family Bathroom**  
5'10 x 5'9 (1.78m x 1.75m)



**Rear Garden**

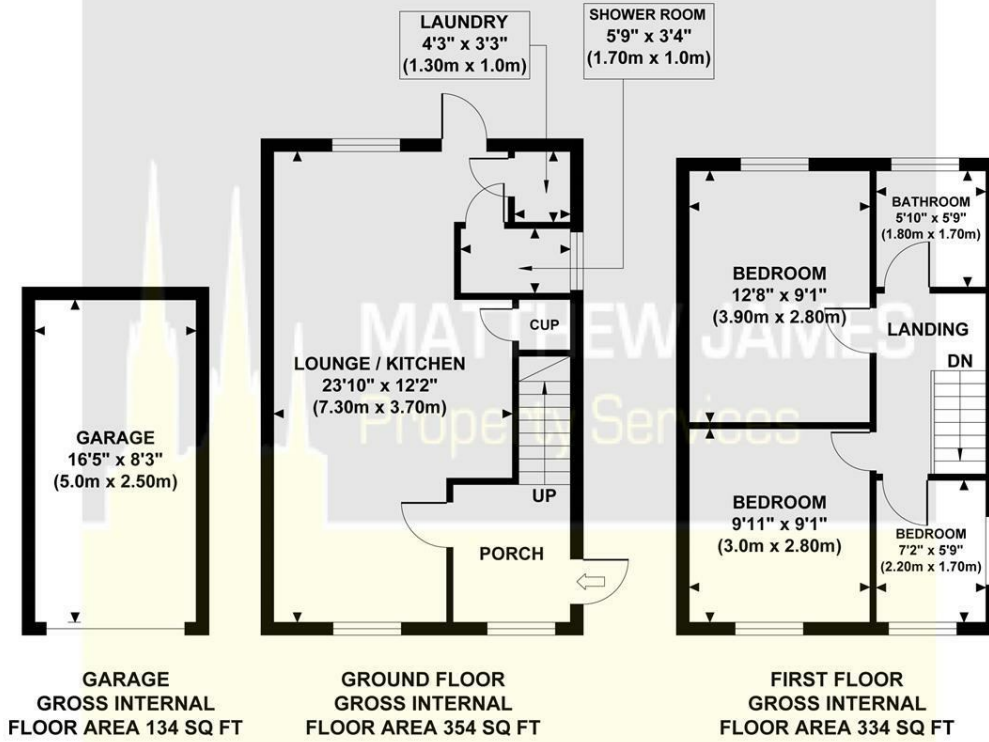


**Garage**  
16'5 x 8'3 (5.00m x 2.51m)



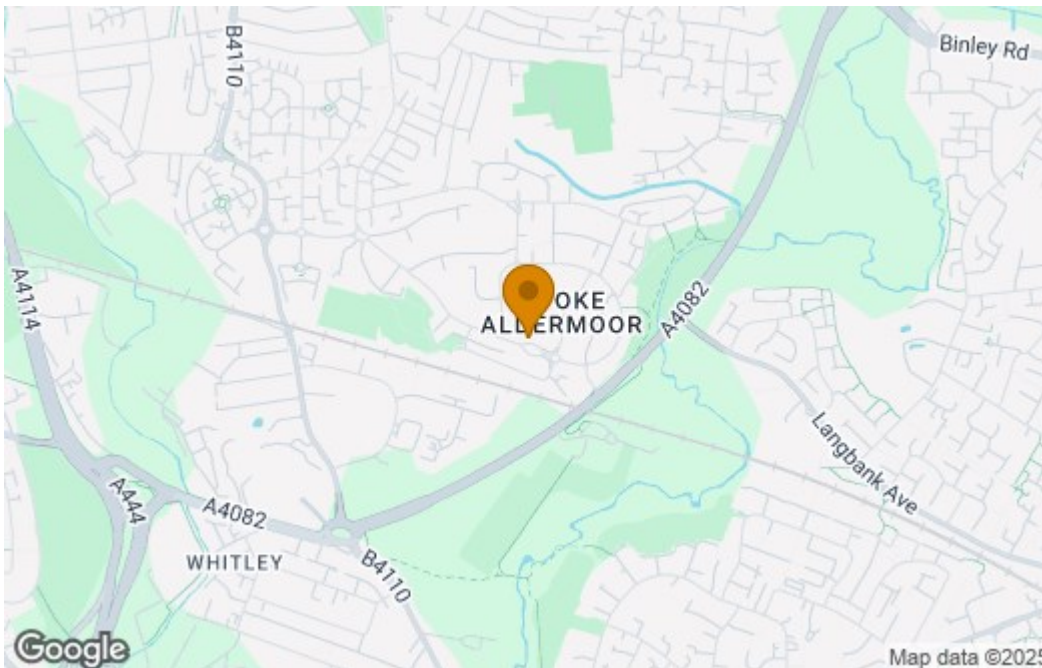
# 145 THE MOORFIELD COVENTRY, CV3 1DJ

Approximate Gross Internal Area 822 sq ft / 76.40 sq m

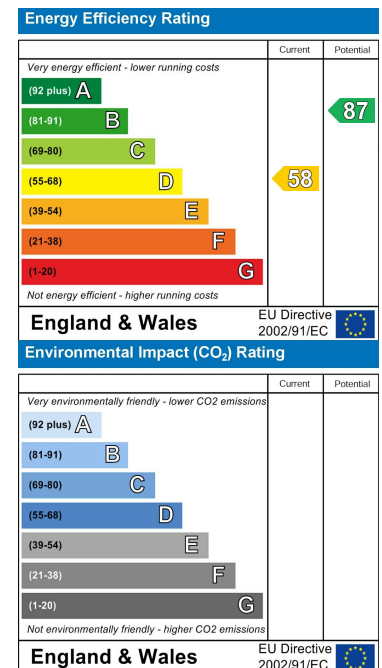


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Area Map



## Energy Efficiency Graph



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.

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter