

## 19 Wyver Crescent, Coventry, CV2 5LS Offers Over £245,000

Matthew James are delighted to bring to the market this stunning three bedroom home in the desirable Poets Corner area. If you are looking for a property that is ready to move straight into then this is the home for you. Highly improved throughout, tasteful modern decor, spacious and extended making this an ideal family home. The area is highly sought after as conveniently placed for plenty of local amenities, including local shops, public transport and excellent local schools. Also close to The University Hospital so perfect for working professionals, families or first time buyers. This property really does offer the perfect blend of being a beautiful home along with convenience.

As you step inside into the attractive spacious hallway with lovely minton tiled flooring you will immediately feel at home. Through to the living room which is the perfect place to relax, with its modern decor, wall mounted electric fire and filled with natural light coming into the room. The rear dining room/living room is a great additional space, currently used as additional living room, with feature fireplace and door that leads out to the rear garden. The kitchen has been extended having back door access, fitted with a range of modern storage cupboards, free standing range cooker, breakfast bar and space for all your electrical appliances. To the first floor, hallway landing, two double bedrooms, a further good size single bedroom and modern shower room. The property also benefits from a boarded loft space with twin inset velux style windows, electric lighting and housing the boiler. Externally to the front the property has a blocked paved driveway providing off street parking or multiple vehicles. The rear garden is perfect for the children to play or simply relaxing and soaking up the sunshine, not overlooked directly, patio area, lawn, detached garage and pedestrian gate.

A dream home in a fantastic location, this property will not be available for long so book your viewing now

## Driveway



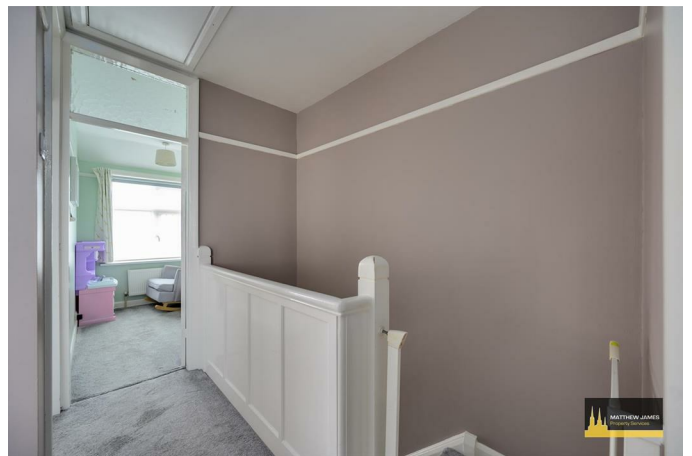
## Dining Room/ Living Room 10'9 x 10'7 (3.28m x 3.23m)



## Entrance Hallway



## First Floor Landing



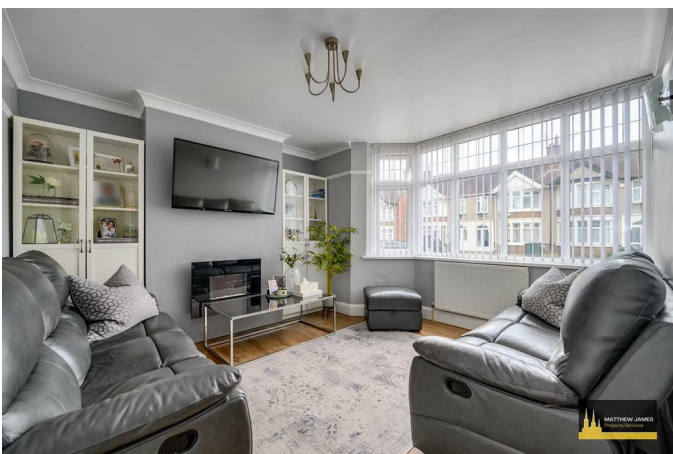
## Kitchen 20'9 x 6'4 (6.32m x 1.93m)



## Bedroom One 12'7 x 11'7 (3.84m x 3.53m)



## Living Room 12'8 x 11'11 (3.86m x 3.63m)



### Bedroom Two

10'10 x 10'8 (3.30m x 3.25m)



### Garage



### Bedroom Three

7'0 x 6'5 (2.13m x 1.96m)



### Shower Room



### Lost Space

15'6 x 10'2 (4.72m x 3.10m)

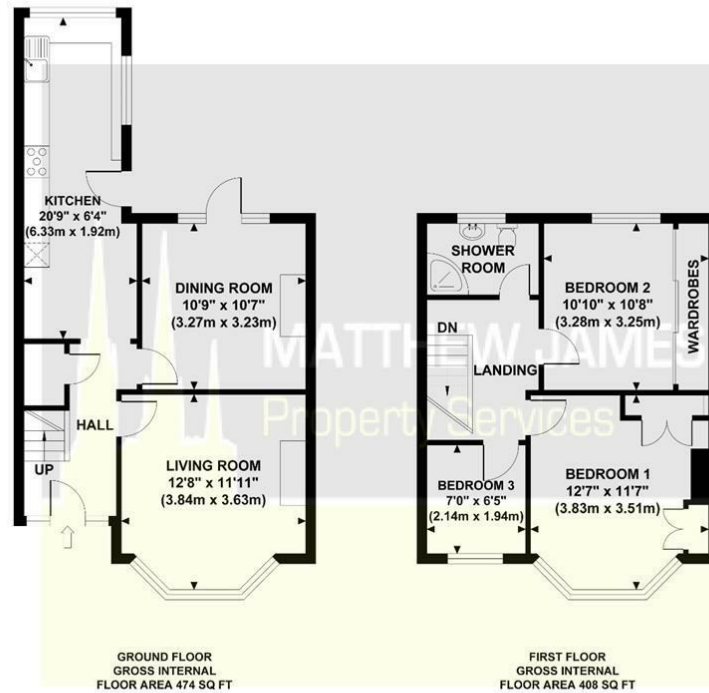
### Rear Garden



# Floor Plan

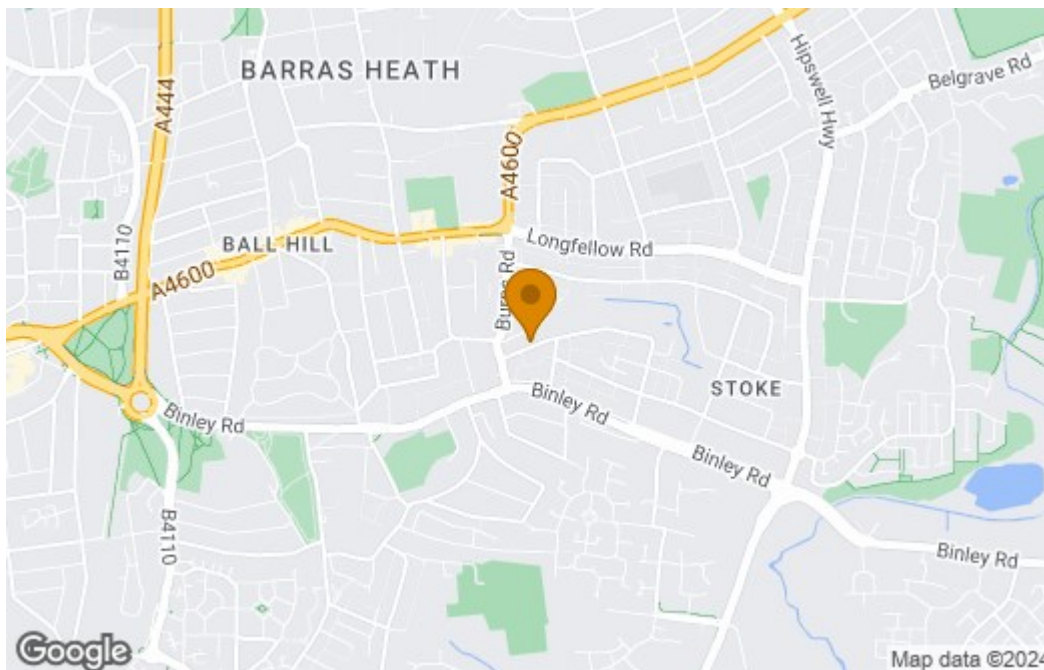
## WYVER CRESCENT

Approximate Gross Internal Area 882 sq ft / 81.90 sq m

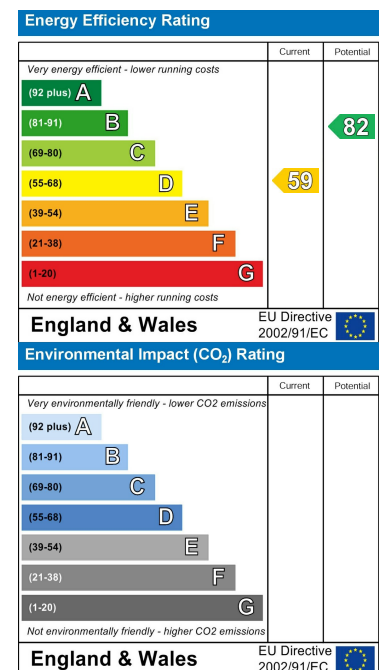


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

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