

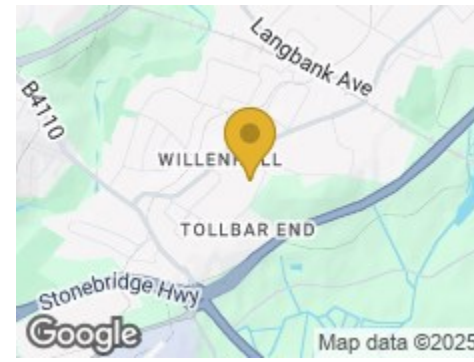
Road Map



Hybrid Map



Terrain Map

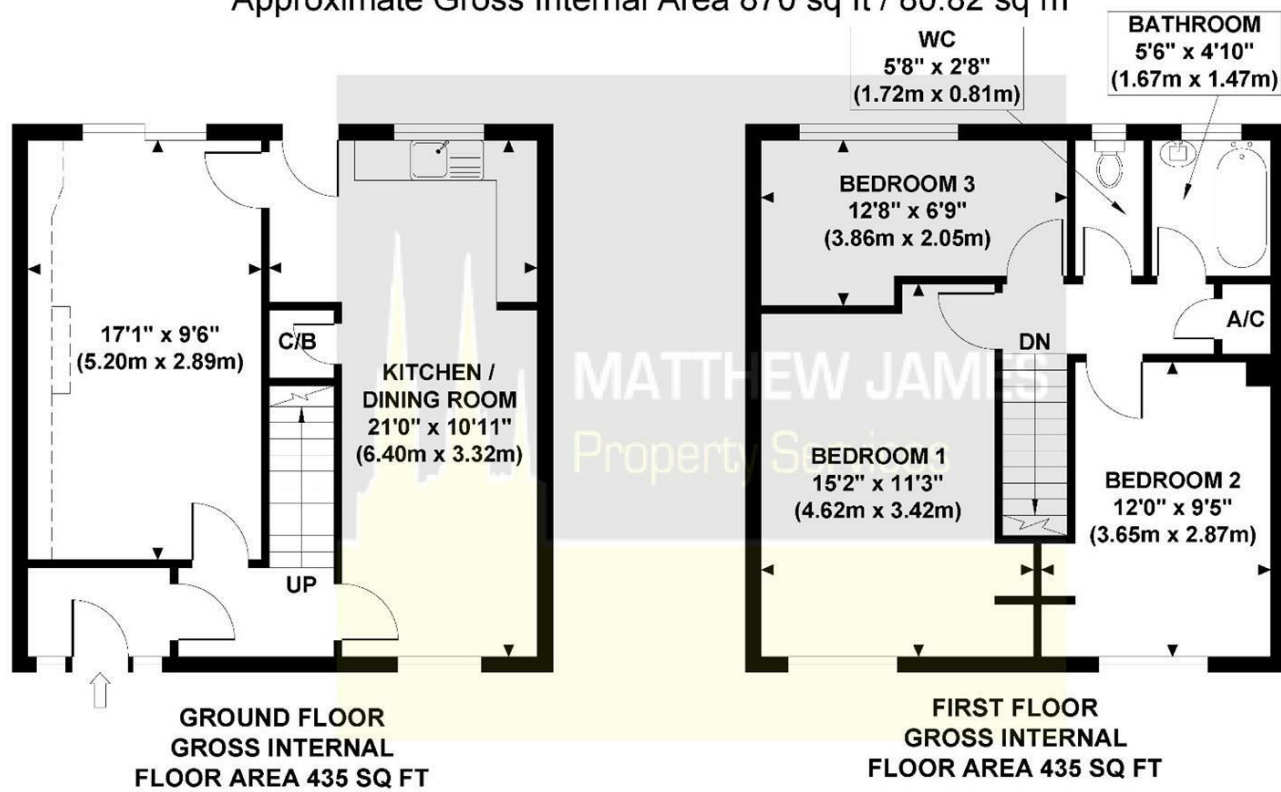


**MATTHEW JAMES**  
Property Services

Floor Plan

**Tintagel Close**

Approximate Gross Internal Area 870 sq ft / 80.82 sq m



**57 Tintagel Close**

Willenhall, Coventry CV3 3EW

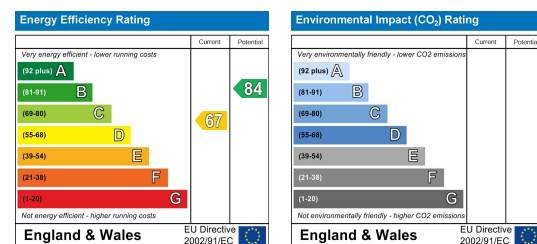
O.I.R.O £170,000



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



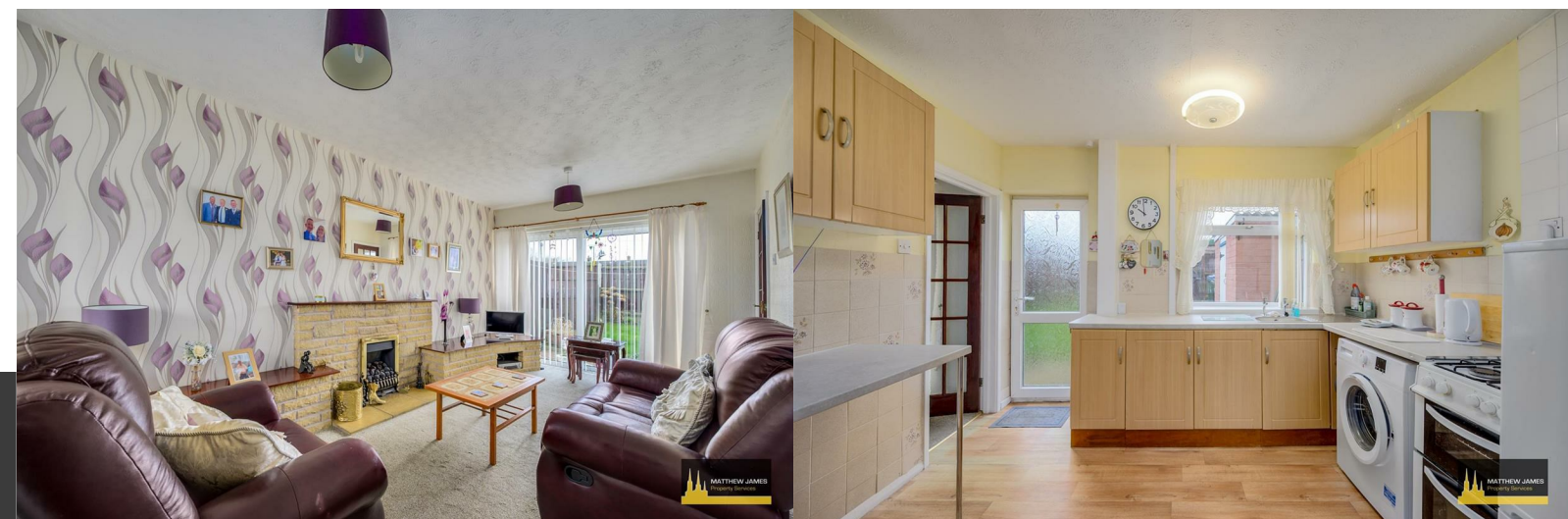
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CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter



# 57 Tintagel Close

Willenhall, Coventry CV3 3EW

O.I.R.O £170,000



## Front Garden

Laid mainly to lawn with planted beds and paved pathway that leads to the:

## Porch

Through the front door with feature picture obscure glazed window to the lounge and then a further glazed door leading to the

## Inner Hallway

Having stairs off to the first floor and doors leading off to:

## Lounge

17'1 x 9'6

Having a picture obscure glazed window to the porch and sliding double glazed patio doors to the rear garden area, a real flame gas fire with hearth, mantle and surround and feature brick shelving to the one wall.

## Kitchen / Dining Room

21'0 x 10'11

Having PVCu double glazed windows to the front and rear elevations, PVCu double obscure glazed door to the rear garden, a range of wall and base units with roll top worksurface over, breakfast bar, tiling to all splash prone areas and under stairs storage cupboard.

## First Floor Landing

Having airing cupboard with Vaillant central heating boiler, access to the loft area and doors leading off to:

## Bedroom One

15'2 x 11'3

Having a PVCu double glazed window to the front elevation.

## Bedroom Two

12'0 x 9'5

Having a PVCu double glazed window to the front elevation.

## Bedroom Three

12'8 x 6'9

Having a PVCu double glazed window to the rear elevation.

## WC

5'8 x 2'8

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

## Family Bathroom

5'6 x 4'10

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

## Rear Garden

Laid mainly to lawn with paved patio area, fenced perimeter, garden shed and timber pedestrian gate that leads to the rear parking area.

