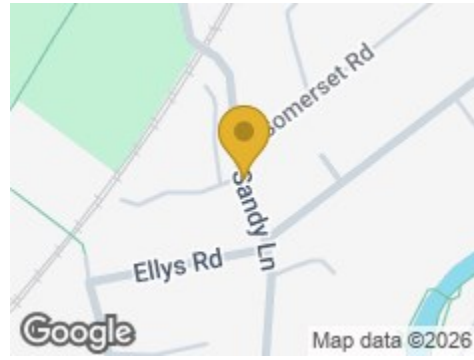


Road Map



Hybrid Map

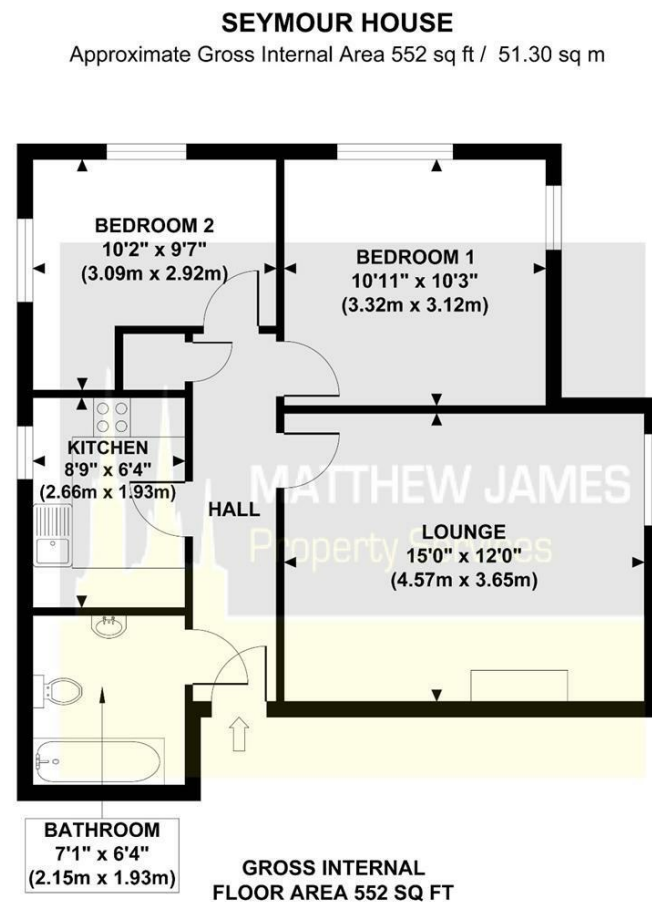


Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan



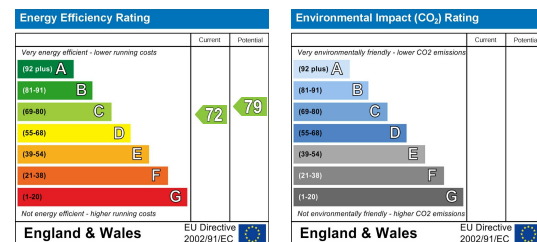
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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



**2, Seymour House Sandy Lane**

Radford, Coventry CV1 4BE

Offers Over £124,000



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

# 2, Seymour House Sandy Lane

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### Communal Areas

Having secure access into the building, number two can be found on the ground floor. Through the front door into the:

### Entrance Hallway

Having security intercom and doors leading off to:

### Family Bathroom

7'1 x 6'4

Having panel bath with shower over, pedestal wash hand basin, low level flush WC, wall mounted heater, extractor and tiling to all splash prone areas.

### Lounge Dining Room

15' x 12'

Having a PVCu double glazed window to the front elevation, feature fireplace with inset electric fire, hearth, mantle and surround.

### Kitchen

8'9 x 6'4

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated oven with hob and extractor over, space and plumbing for a washing machine, space for a fridge freezer and tiling to all splash prone areas.

### Bedroom One

10'11 x 10'3

Having PVCu double glazed windows to the front and side elevations.

### Bedroom Two

10'2 x 9'7

Having PVCu double glazed windows to the rear and side elevations.

### Parking

Communal Parking is available.

