



## 739 Sewall Highway, Coventry, CV6 7JN Offers Over £235,000

We are delighted to offer for sale this extended three bedroom property in the popular Wyken area. Outstanding family home that is ready to move into with an abundance of downstairs space, ideal for a growing family. Surrounded by an array of local amenities, including excellent schools, retail parks including Arena Park and Gallagher Retail Park, supermarkets and multiple bus routes. This property is convenient and will be a fantastic buy for whoever is lucky enough to purchase this lovely family home.

As you approach the property has an impressive blocked paved driveway suitable for two cars. The entrance porch takes you into the entrance hallway with doors off to the ground floor living space. Good size lounge/diner featuring a lovely feature fireplace, double doors out to the fantastic extension which offers even more space and can be used as a conservatory/reception room. Separate utility room and downstairs WC, fitted kitchen with integral gas hob, electric oven and microwave. Impressive modern landscaped rear garden, having the benefit of gated hard standing to the rear, suitable for a vehicle if required. Downsize space is perfect for family parties and entertaining.

Back into the property and up to the first floor accommodation, you have the family bathroom, master bedroom which is tastefully decorated and features an electric fire adding ambiance to the room, a second double room and a single bedroom which is currently being used as dressing room fitted with lovely integrated wardrobes.

This property must be seen...CALL NOW TO VIEW

## Driveway

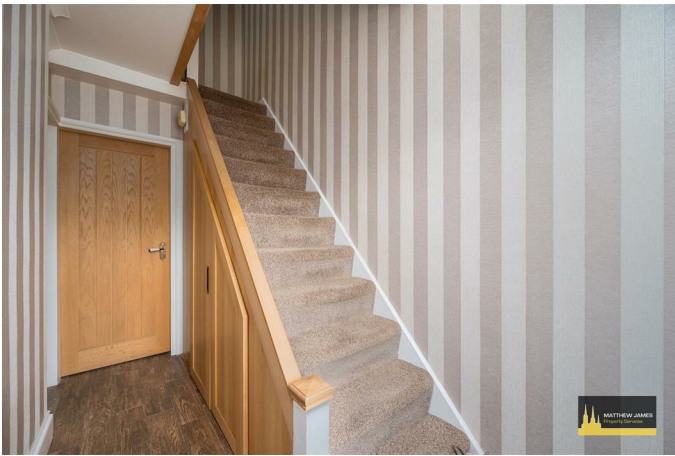


## Conservatory/ Reception Room 16'2 x 11'06 (4.93m x 3.51m)



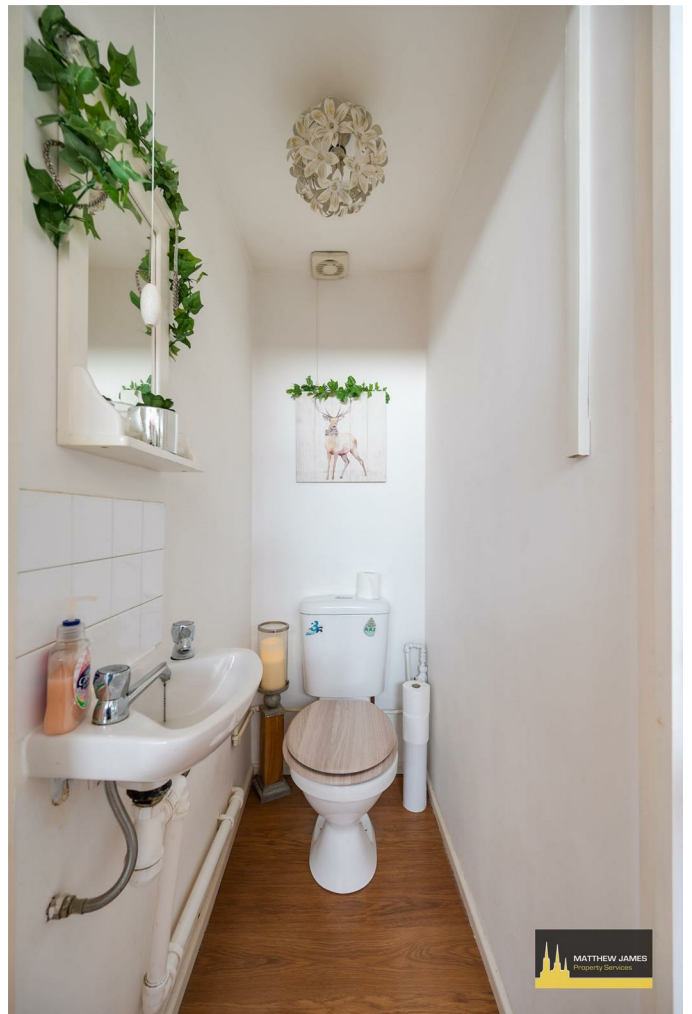
## Entrance Porch

## Entrance Hallway



## Utility Room

## Downstairs WC



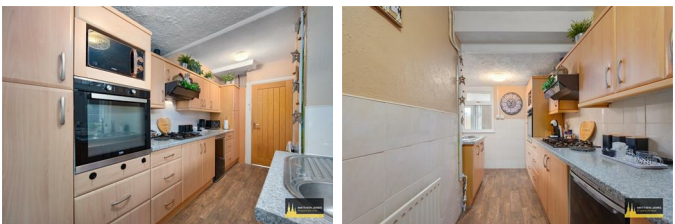
## Lounge/ Diner

21'05 x 10'7 (6.53m x 3.23m)



## Fitted Kitchen

13'09 x 5'4 (4.19m x 1.63m)



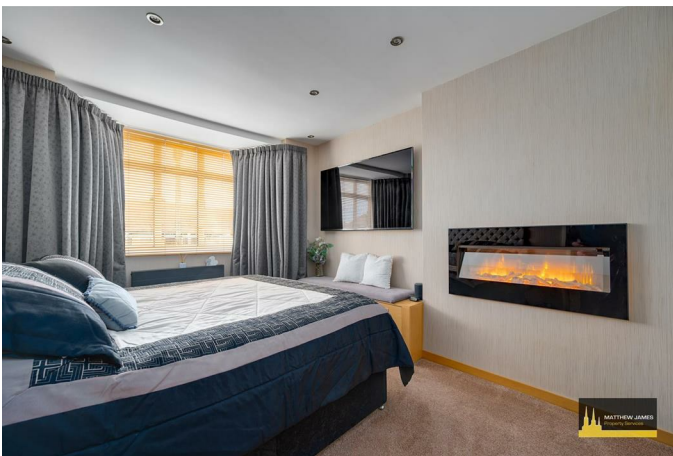
## Hallway Landing



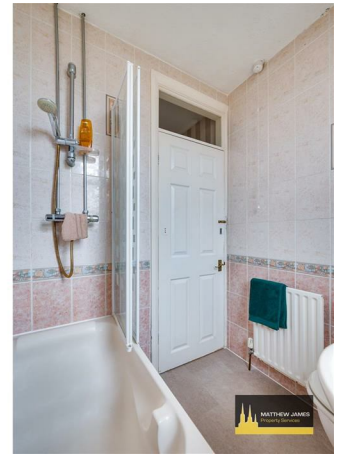
## Bedroom Three 8'2 x 5'10 (2.49m x 1.78m)



## Bedroom One 13'6(into bay) x 10'0 (4.11m(into bay) x 3.05m)



## Family Bathroom 5'9 x 5'5 (1.75m x 1.65m)



## Bedroom Two 10'0 x 9'05 (3.05m x 2.87m)



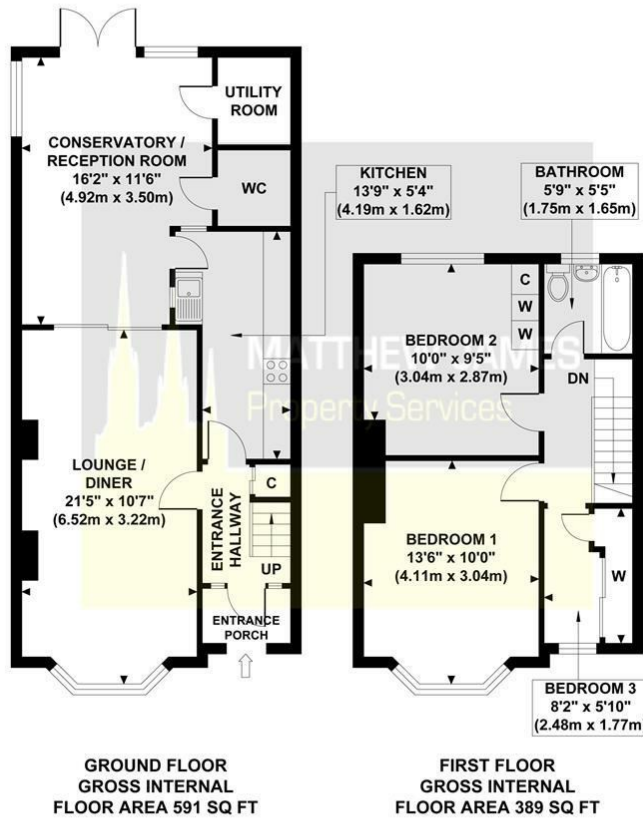
## Rear Garden



# Floor Plan

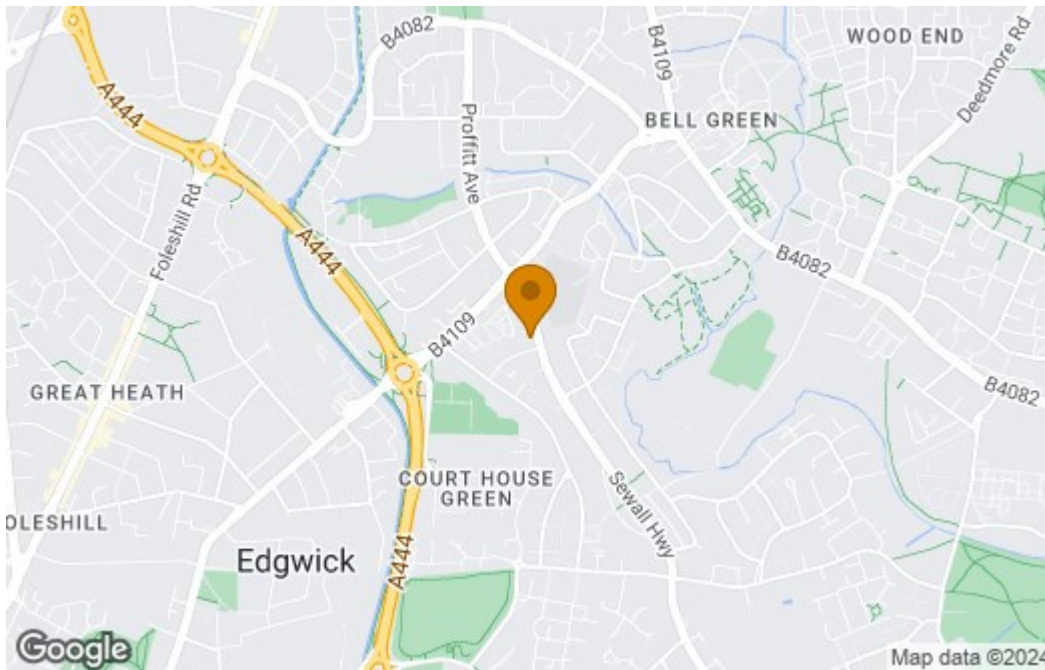
## 739 SEWELL HIGHWAY

Approximate Gross Internal Area 980 sq ft / 91.04 sq m

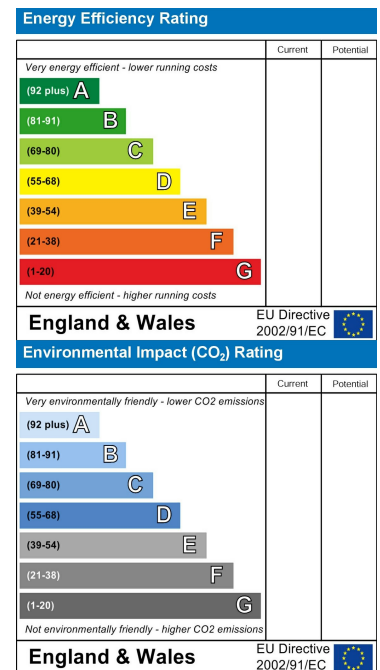


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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