



## 26 Coopers Meadow, Coventry, CV7 8RL Offers Over £245,000

Welcome to the market this delightful three bedroom end of terrace home. Well positioned on the popular development of Coopers Meadow on the outskirts of the city, conveniently placed for all your day to day requirements, excellent location for families as within catchment area for highly regarded primary and secondary schools. This property has a lovely homely feel along with its modern interior, offering the perfect blend of comfort, style and convenience.

As you step into the entrance hallway, embrace the welcoming feel of this property. To the ground floor, there is a handy cloakroom, followed by spacious open plan lounge. The kitchen to the rear overlooking the garden, fitted with modern units, integrated oven, extractor fan, hob and space for all your electrical appliances, dining area with patio doors that lead out to the rear garden, the perfect space for entertaining guests and cooking dinner whilst watching the children play in the garden.

To the first floor, there is a modern family bathroom, and three good size bedrooms. The master is en-suite, with a walk in shower cubicle. Outside, the front garden is well maintained, delightful rear garden featuring a decked patio area and lawn. Driveway provides off road parking for two cars leading to the garage which has power supply. The property also benefits from gas central heating and PVCu windows and doors.

Looking for a property that is ready to move straight in and call home?? Then don't miss out on this fantastic opportunity, call now to book your viewing slot!

## Approach



## First Floor Landing



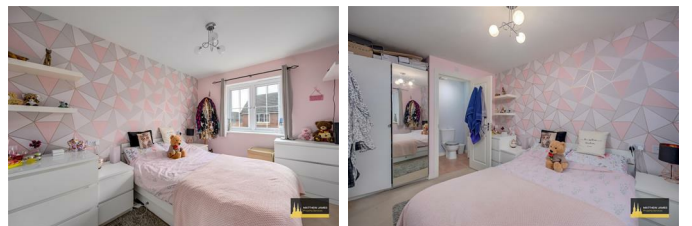
## Entrance Hallway

### Ground Floor Cloakroom



## Bedroom One

13'9 x 8'7 (4.19m x 2.62m)

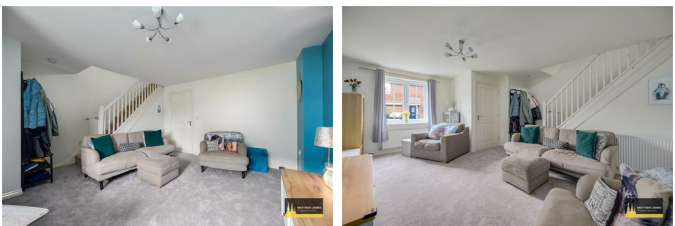


## En-Suite



## Lounge

17'8 x 12'1 (5.38m x 3.68m)



## Kitchen Diner

15'2 x 8'11 (4.62m x 2.72m)

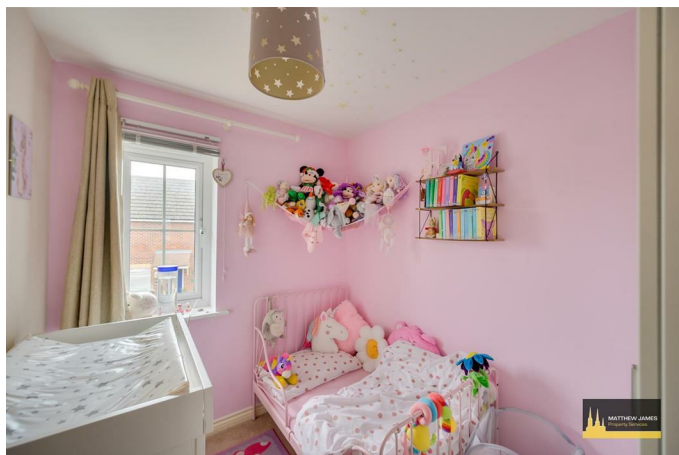
## Bedroom Two

10'3 x 8'7 (3.12m x 2.62m)



### Bedroom Three

8'7 x 6'3 (2.62m x 1.91m)



### Bathroom

6'3 x 5'7 (1.91m x 1.70m)



### Rear Garden

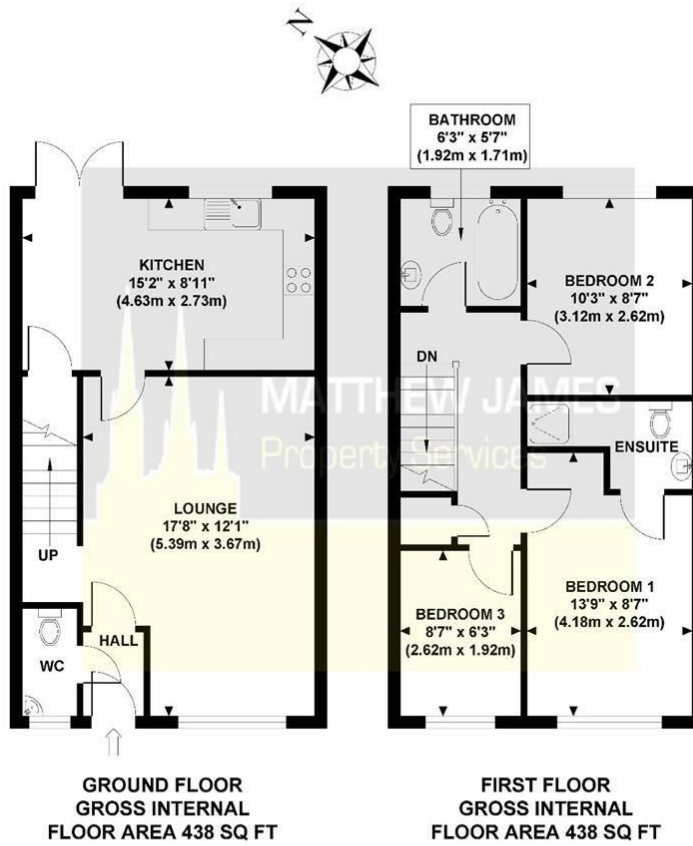


### Garage & Off Street Parking

# Floor Plan

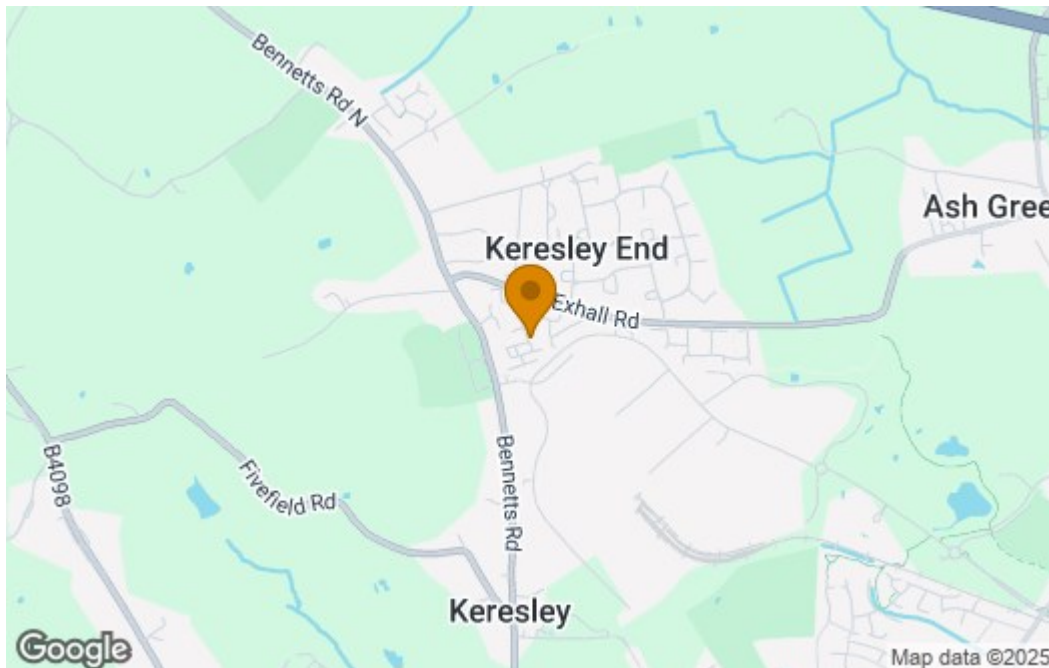
## COOPERS MEADOW

Approximate Gross Internal Area 876.0 sq ft / 81.4 sq m

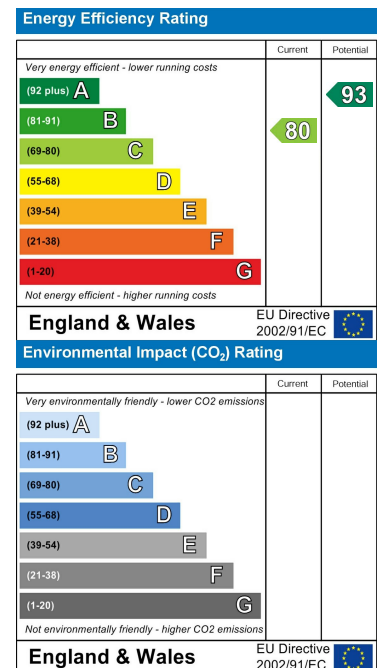


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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