

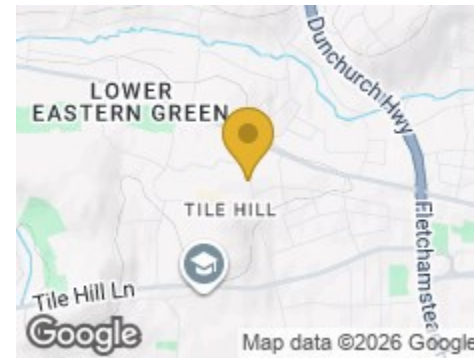
Road Map



Hybrid Map



Terrain Map

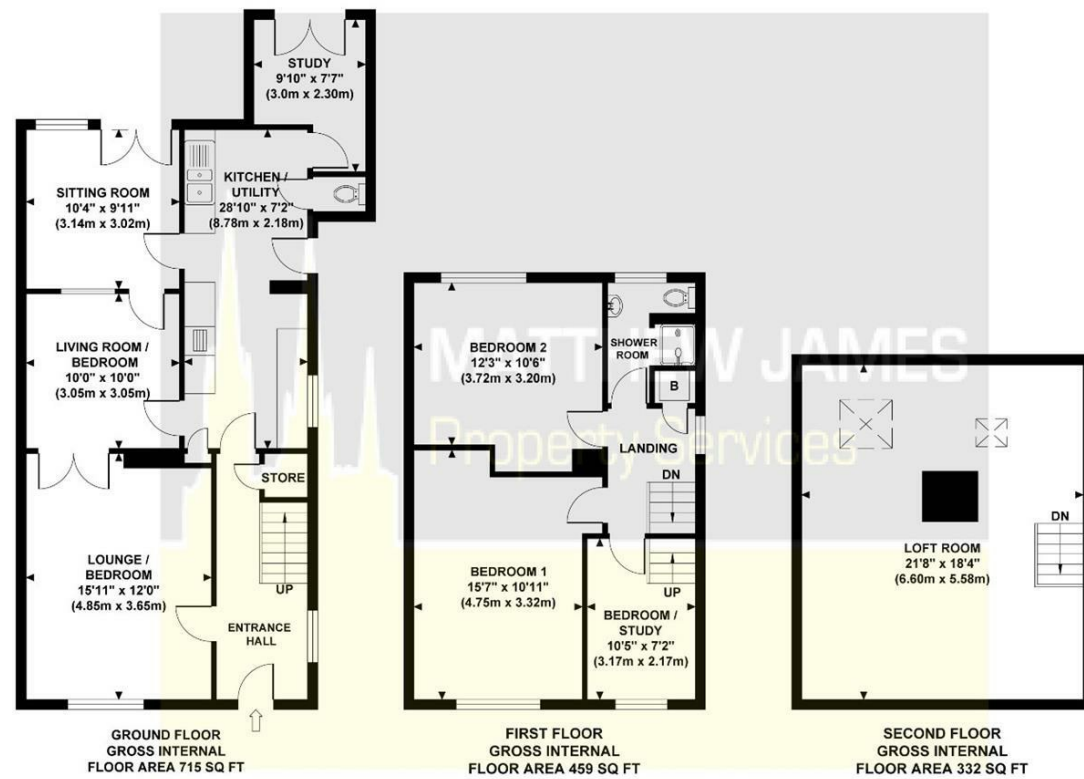


**MATTHEW JAMES**  
Property Services

Floor Plan

**79 JOBS LANE**

Approximate Gross Internal Area 1506 sq ft / 139.91 sq m



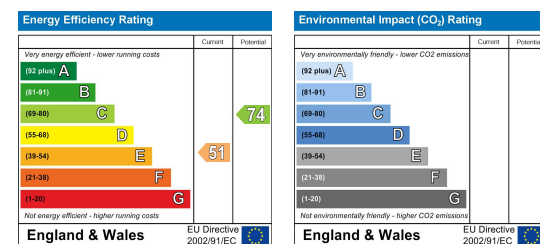
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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



**79 Jobs Lane**

Tile Hill, Coventry CV4 9EB

O.I.R.O £250,000



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# 79 Jobs Lane

Tile Hill, Coventry CV4 9EB

O.I.R.O £250,000

Having fenced perimeter with paved patio area, step up to mainly laid to lawn area.



## Off Road Parking / Side Access

Accessed vi dropped kerb, pedestrian access to the side elevation and through the front door leads into the:

## Entrance Hallway

Having under stairs storage, stairs off to the first floor and doors leading off to:

## Lounge / Bedroom

15'11 x 12

Having a PVCu double glazed window to the front elevation and double doors that open into the:

## Dining Room / Bedroom

10' x 10

Having a door that leads to the kitchen and further door with picture window to the side that leads to the:

## Sitting Room / Garden Room

10'4 x 9'11

Having a PVCu double glazed window to the rear elevation and PVCu double glazed door that leads to the rear garden area.

## Kitchen

28'10 x 7'2

Being extended with a PVCu double glazed door that leads to the side elevation, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, space and plumbing for a washing machine, four ring gas hob with extractor over, tiling to all splash prone areas and door leading off to the:

## Ground Floor WC

3'6 x 2'2

Having a high level flush WC.

## Study / Playroom / Hobby Room

9'10 x 7'7

Having PVCu double glazed French doors that lead to the rear garden area. The perfect study / playroom.

## First Floor Landing

Having a PVCu double glazed window to the side elevation and doors leading off to:

## Bedroom One

15'7 x 10'11

Having a PVCu double glazed window to the front elevation and fitted wardrobes to the one wall.

## Bedroom Two

12'3 x 10'6

Having a PVCu double glazed window to the front elevation.

## Bedroom Three

10'5 x 7'2

Having a PVCu double glazed window to the front elevation and paddle stairs that lead off to the:

## Loft Room

21'8 x 18'4

Having two windows to the rear elevation.

## Family Shower Room

8'1 x 5'7

Having a PVCu double obscure glazed window to the rear elevation, low level flush WC, walk-in shower enclosure, vanity wash hand basin with storage beneath, extractor and ladder style heated towel rail.

## Rear Garden

