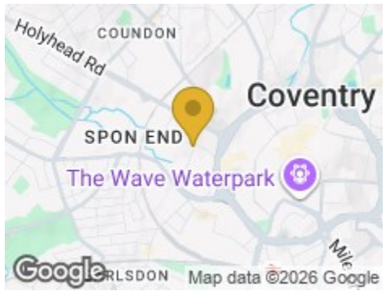
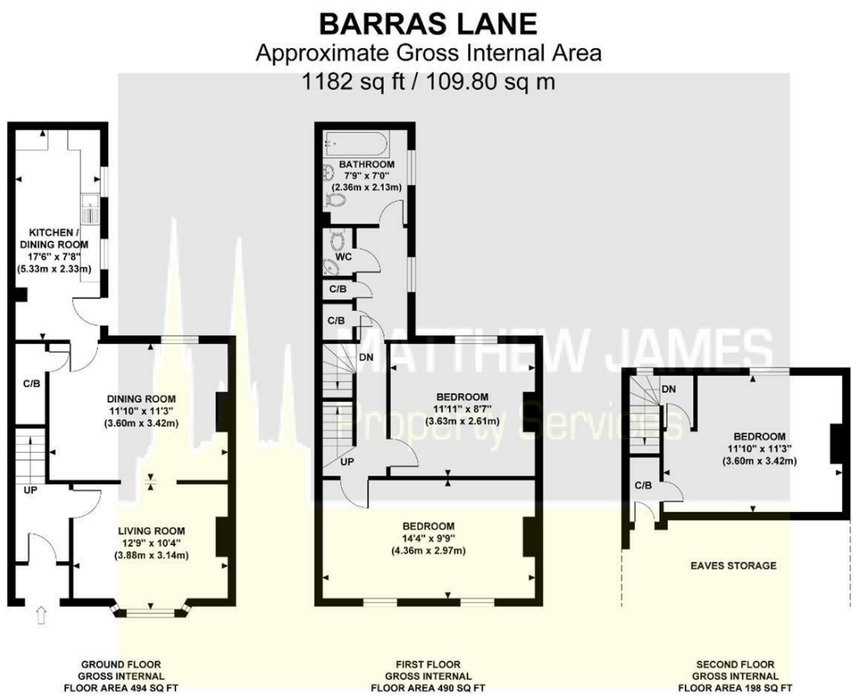
Road Map

Hybrid Map

Terrain Map



Floor Plan

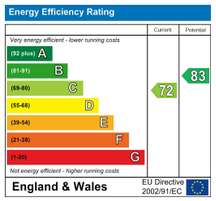


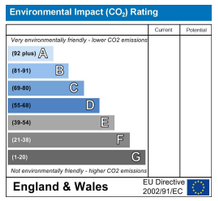
Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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 firms 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

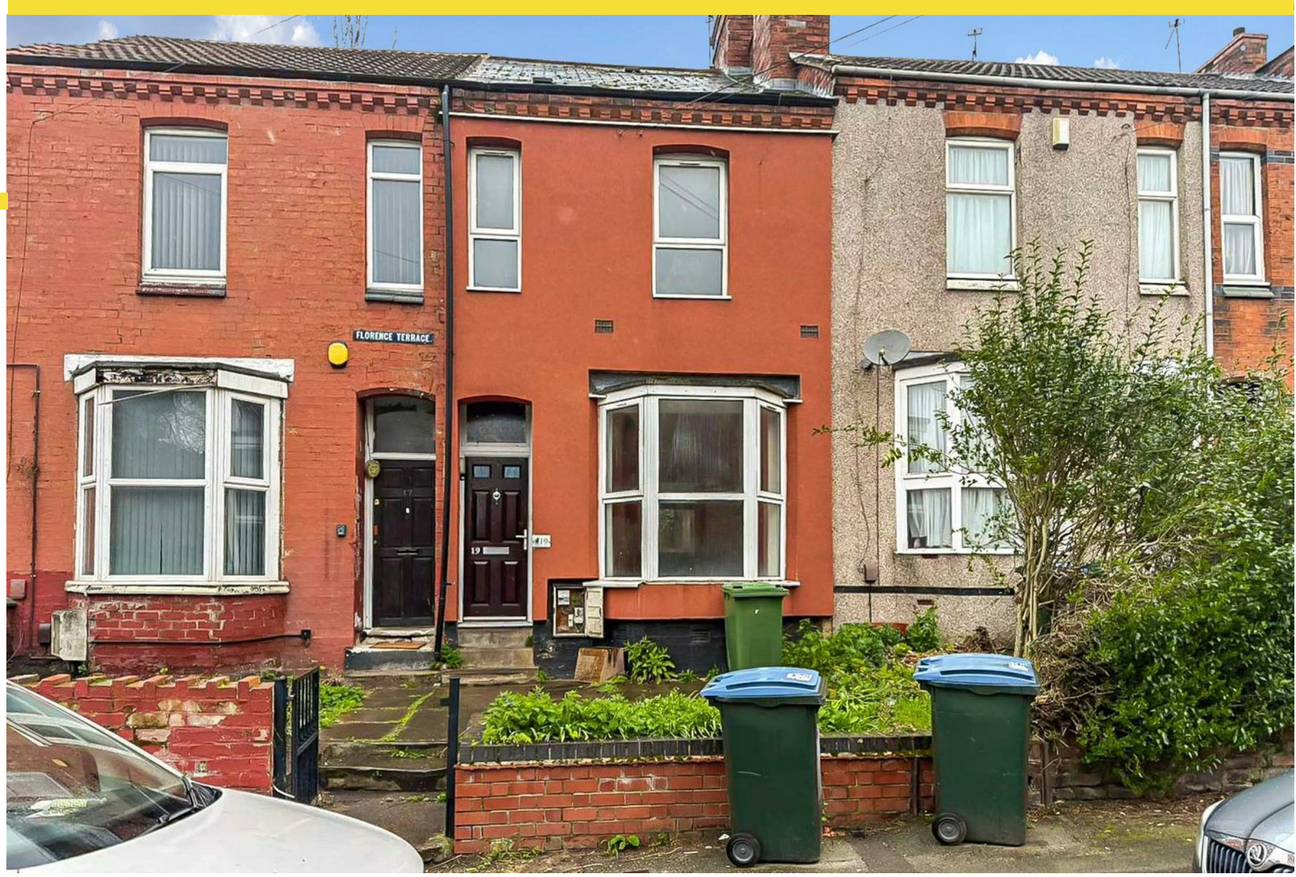
info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

MATTHEW JAMES
Property Services

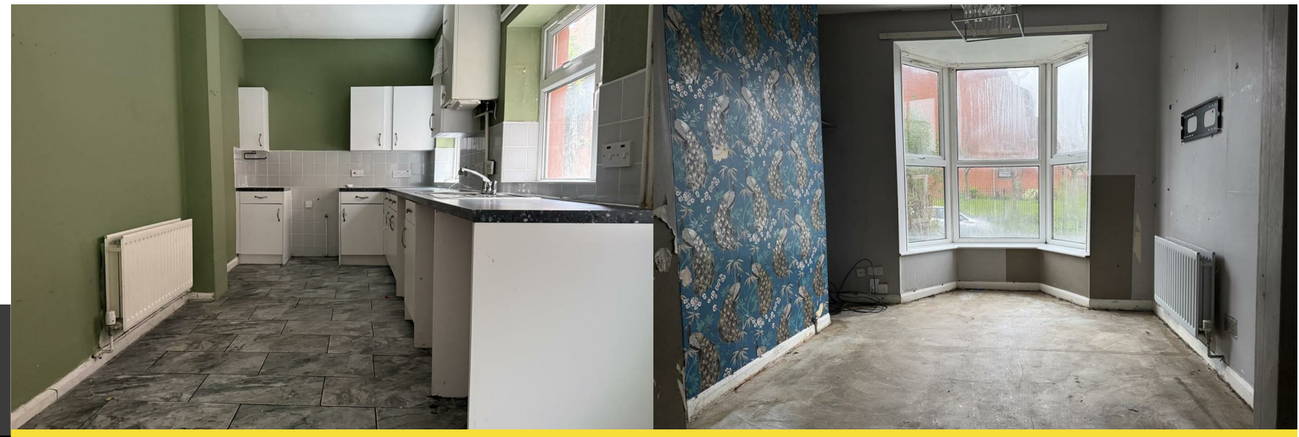


19 Barras Lane

, Coventry CV1 3BU

£175,000

3 1 2 C



19 Barras Lane

, Coventry CV1 3BU

£175,000

Approach
Having walled fore garden with beds and paving that leads to a step up and in through the storm porch and front door into the:

Entrance Hallway
Having stairs that lead to the first floor and door that leads into the:

Living Room
12'9 x 10'4
Having a PVCu double glazed bay window to the front elevation and opening to the:

Dining Room
11'10 x 11'3
Having a PVCu double glazed window to the rear elevation, storage cupboard and doorway that leads to the:

Kitchen / Dining Room
17'6 x 7'8
having two PVCu double glazed windows to the side elevation, door that leads to the rear garden area, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a table and chairs, space for a fridge freezer and tiling to all splash prone areas.

First Floor Landing
Having stairs leading off to the first floor, steps leading down to the rear hallway with a PVCu double glazed window to the side elevation. There are also doors leading off to:

Bedroom One
14'4 x 9'9
Having two PVCu double glazed windows to the front elevation.

Bedroom Two
11'11 x 8'7
Having a PVCu double glazed window to the rear elevation.

WC
(Not Measured) Having a low level flush WC, wash hand basin and tiling to splash prone areas.

Bathroom
7'9 x 7'9
Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level flush WC and pedestal wash hand basin wit tiling to splash prone areas.

Second Floor Landing
Having PVCu double glazed window to the rear elevation, landing and door that leads to the:

Bedroom Three
11'10 x 11'3
Having a PVCu double glazed window to the rear elevation, built-in cupboard and eaves storage off.

Rear Garden
Having a fenced and walled perimeter with various plants, hedging and paved patio area.