



MATTHEW JAMES

Property Services



14 Surrey Drive

New Stoke Village, Coventry, CV3 1PL

This superb, end terraced property is nestled on the sought after "New Stoke Village" development. Centrally located, surrounded with fantastic amenities, and just minutes away from major access routes, city centre and Jaguar Landrover. Built in 2010, the property is beautifully presented and modern throughout. Having been maintained and improved by its current owners - it's literally ready to move into and make your own.

The entrance hallway is a warm welcome to this lovely home, a place to kick off your shoes. Continue through to the stylish kitchen which is fully kitted out with lots of storage and space for everything required for the budding chef or simply pop the kettle on and relax at the breakfast bar. Next up is the lounge area which has a lovely cosy feel, with natural daylight flooding through the patio doors - open up in the summer to bring the outside in.

Head up the lush carpeted staircase to the first floor, which is nicely lay out with two great sized double bedrooms, one to front and one to the rear, with the family bathroom snuggled in the middle. Back downstairs, the ground floor also boasts a handy cloakroom which makes this property practical as well as stylish.

Offers Around £209,995

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- Immaculately Presented Throughout
- Superb Rental Opportunity Circa £900pcm
- EPC Rating B
- Downstairs Cloakroom
- Off Road Parking
- Council Tax Band B
- Two Double Bedrooms
- Gas Central Heating

GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen / Diner

13'2" x 12'7" (4.02 x 3.84)

Lounge

12'7" x 12'6" (3.86 x 3.82)

FIRST FLOOR

Bedroom One

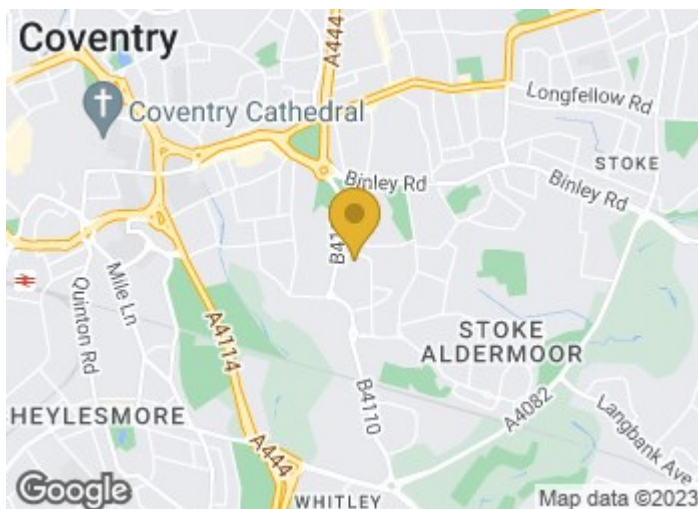
12'7" x 8'7" (3.86 x 2.62)

Bedroom Two

11'3" x 7'8" (3.45 x 2.36)

Family Bathroom

8'3" x 4'11" (2.54 x 1.52)

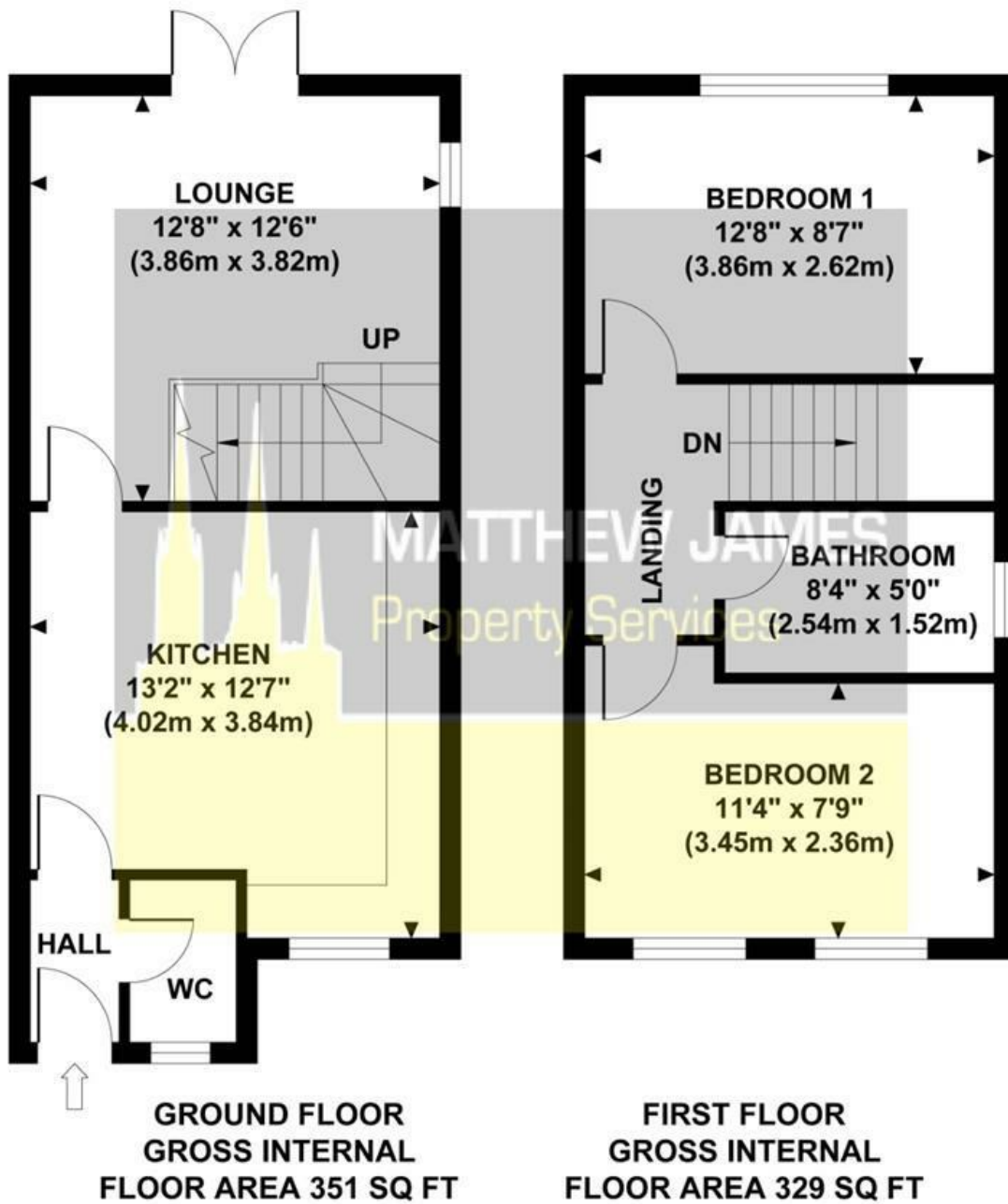


Directions



SURREY DRIVE

Approximate Gross Internal Area 680 sq ft / 63.2 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.

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 Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	84		
<p>Key energy efficient - lower running costs</p> <p>87-91 A</p> <p>81-86 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>		<p>Key environmentally friendly - lower CO₂ emissions</p> <p>82-91 A</p> <p>69-81 B</p> <p>55-68 C</p> <p>39-54 D</p> <p>21-38 E</p> <p>11-20 F</p> <p>1-10 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

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