



## 582 Sewall Highway, Coventry, CV6 7JF Offers Over £185,000

New to the market this delightful three bedroom property in the popular Wyken area sold with NO CHAIN. This property has been in the family for many years and has been a much loved home. Some cosmetic upgrading is required, making this a fantastic opportunity for the new buyers to come in add their own personal touch creating their their own dream home. Convenient location for families as walking distance to local schools, including "Ofsted Outstanding" Courthouse Green Primary School. Also close to The University Hospital making this an ideal home for working professionals or a great investment buy. Surrounded with local amenities, retail parks including the Arena Park and Gallagher Retail Park, supermarkets and multiple bus routes.

You enter into the property into the storm porch, and through to the entrance hallway. Doors off into the large lounge diner with bayed window to the front having lots of natural light into the room. The kitchen has been extended creating extra space with door out to the conservatory, a great additional space with sliding doors into the lounge diner and out to the rear garden. Up to the first floor, hallway landing, two double bedrooms and shower room, there is space for a bathtub if required for those that prefer to take a soak. Stairs up to the second floor where you have a great sized third bedroom with built in wardrobes and extra storage space in the eaves. The rear garden is a lovely little sun trap, well maintained with patio area, laid lawn, various plants and shrubs, brick built garage at the rear. Also having the convenience of an outside toilet and a gate for access out to the rear entry. The front garden is well maintained with laid lawn, various plants, surrounded by low level brick wall and path leading to the property.

Fantastic location and perfect family home, we do expect lots of interest in this property so be quick to book your viewing slot!

**Front Garden**



**Conservatory**  
9'10 x 8'10 (3.00m x 2.69m)

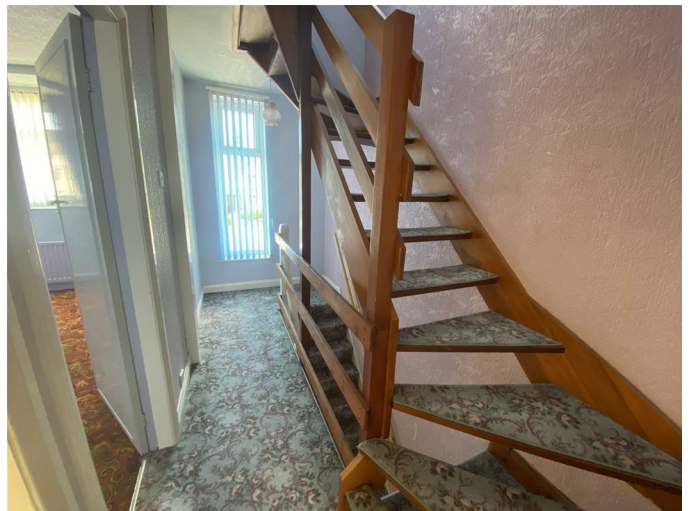


**Storm Porch**

**Entrance Hallway**



**First Floor Landing**



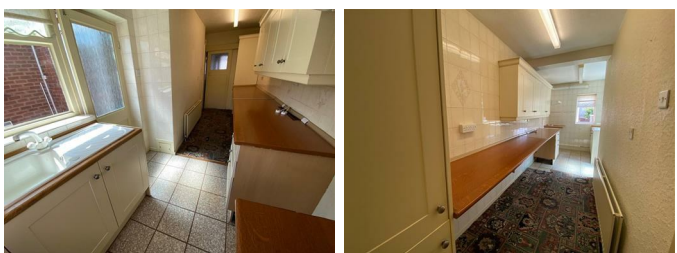
**Lounge Diner**  
10'8 x 10'2 (3.25m x 3.10m)



**Bedroom One**  
12'10 x 10'3 (3.91m x 3.12m)



**Extended Kitchen**  
18'9 x 7'3 (5.72m x 2.21m)



### Bedroom Two

10'9 x 10'2 (3.28m x 3.10m)



### Bedroom Three

11'5 x 10'10 (3.48m x 3.30m)



### Shower Room

7'11 x 4'11 (2.41m x 1.50m)



### Rear Garden

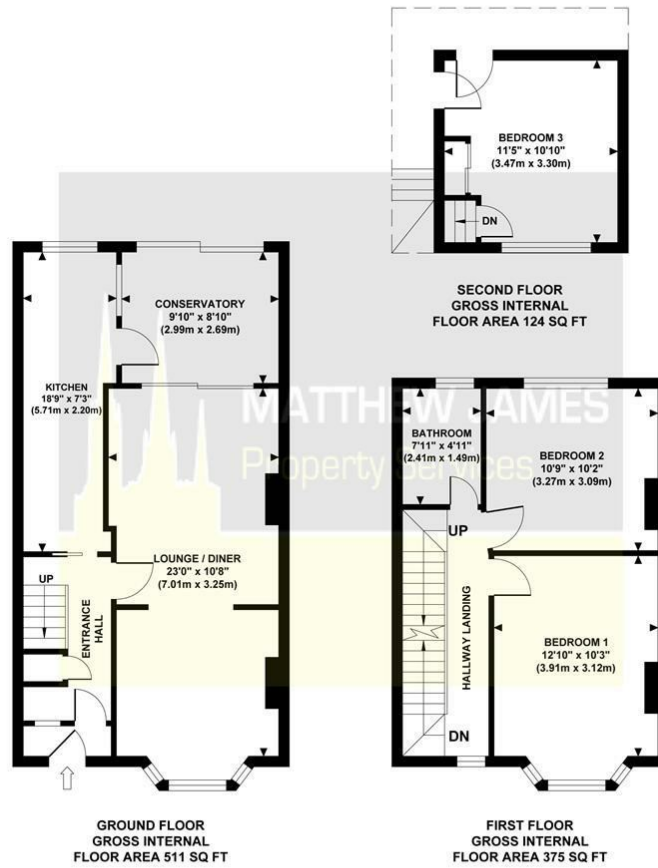


### Garage

# Floor Plan

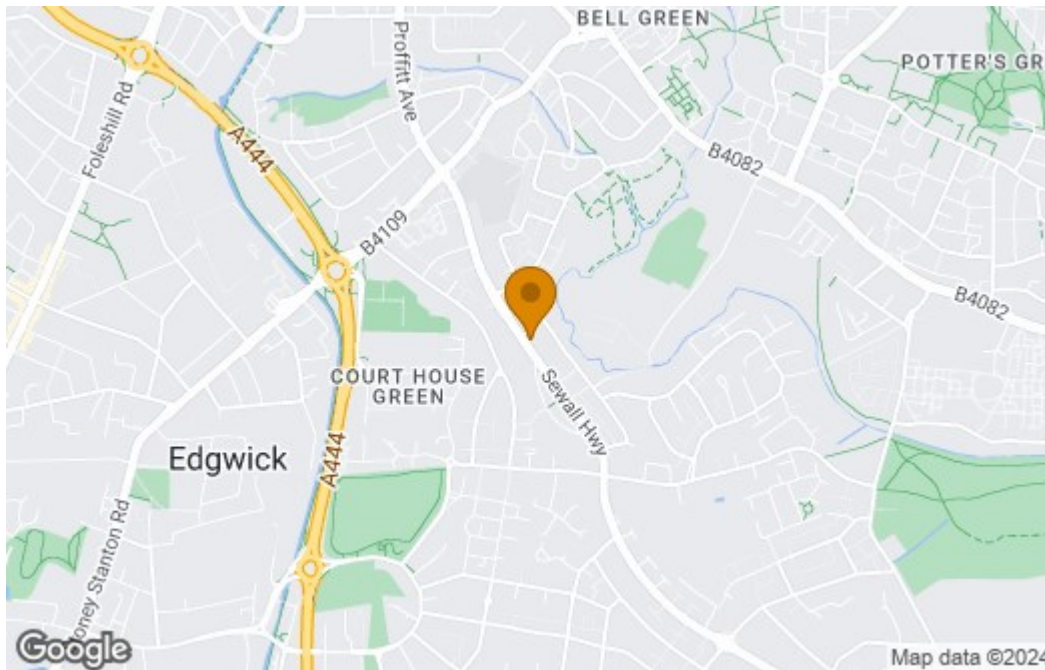
## 582 SEWALL HIGHWAY

Approximate Gross Internal Area 1010 sq ft / 93.83 sq m

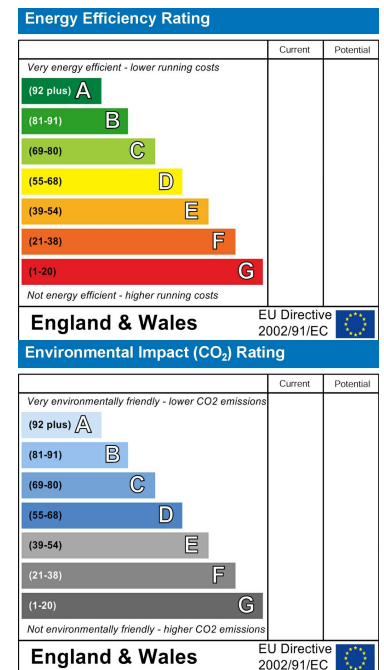


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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