

Road Map



Hybrid Map

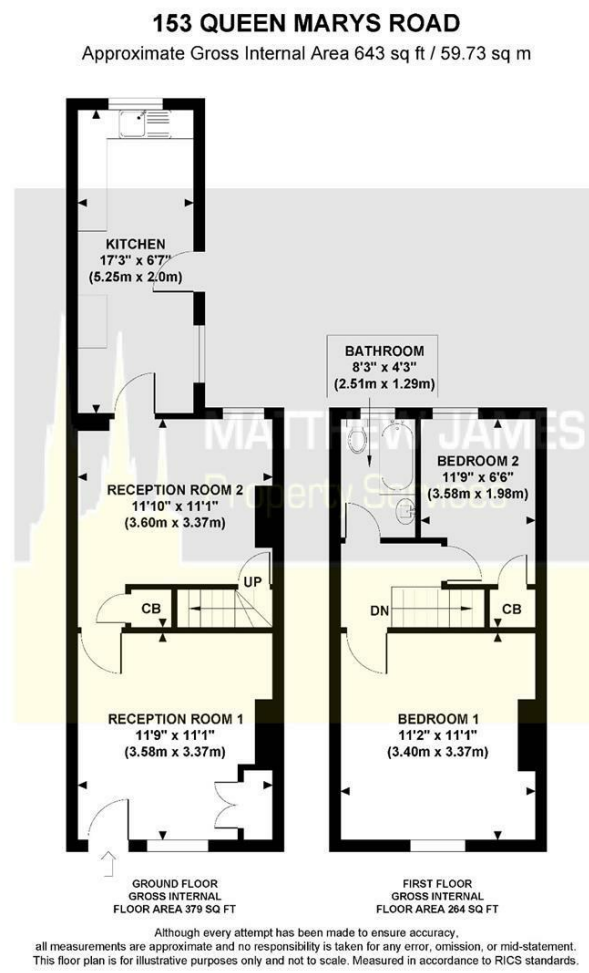


Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan



**153 Queen Marys Road**  
Foleshill, Coventry CV6 5LR

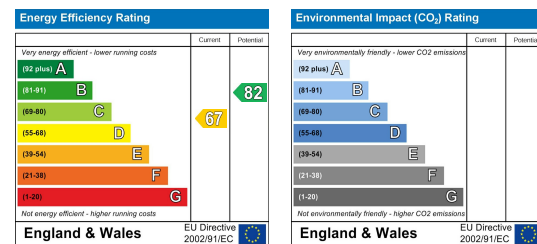
£120,000



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# 153 Queen Marys Road

Foleshill, Coventry CV6 5LR

£120,000



## Front Elevation

Having a small paved garden area and through the composite door leads you to the:

## Reception One

11'9 x 11'1

Having a PVCu double glazed window to the front elevation, meter cupboard, timber fireplace with hearth and mantle and further door leading to :

## Reception Two

11'10 x 11'1

Having a PVCu double glazed window to the rear elevation under stairs storage cupboard, stairs leading off to the first floor and a further door leading to :

## Kitchen / Dining Room

17'3 x 6'7

Having a PVCu double glazed window to the rear and side elevations, a range of wall, base and drawer units with roll top work surface over, space for a cooker, space and plumbing for a washing machine, tiling to all splash prone areas and a composite back door leading to the rear garden area.

## First Floor Landing

Having doors leading off to:

## Bedroom One

11'2 x 11'1

Having a PVCu double glazed window to the front elevation.

## Bedroom Two

11'9 x 6'6

Having a PVCu double glazed window to the rear

elevation, cupboard housing the Worcester Central heating Boiler and access to the loft area.

## Family Bathroom

8'3 x 4'3

Having a PVCu double obscure glazed window to the rear elevation, panel bath with Triton T80Si shower over, pedestal wash hand basin, low level WC and tiling to all splash prone areas.

## Rear Garden

Having a fenced perimeter with trees to the side.

