

MATTHEW JAMES
Property Services



8 Potters Green Road

Potters Green, Coventry, CV2 2AL

Offers Over £245,000



An excellent opportunity to acquire this beautiful three bedroom traditional family home, located in the sought after Potters Green area. Conveniently placed for local shops, supermarkets, excellent local schools and the University Hospital making this the perfect purchase for families, first time buyers, working professionals or investors. From the moment you walk through the door the property has a real sense of home and is ready for a new family to move straight in.

The front of the property stands out being very well maintained and in the front garden you have a beautiful blossom tree. Step inside the property into a welcoming spacious hallway and doors off to the ground floor accommodation offering lots of space for a growing family and entertaining guests. Large lounge/diner with lots of natural light coming in, gas fireplace and doors into the conservatory, The fitted kitchen is a good size and overlooks the garden also having a door out to the conservatory. To the first floor you have two double bedrooms, a single bedroom and the family bathroom. The property also benefits from an additional room in the loft which could be used for a variety of purposes, offering lots of space and also having a separate wc and sink. To the rear of the property there is the added bonus of a garage with further additional land. This would be ideal for anyone wanting to park a camper van, taxis or work vans in a secure place as the gated access is locked at all times. Would also be ideal for multiple garages or work space. This really is a desirable property so to avoid disappointment book your viewing today!



Approach / Front Garden

Entrance Hallway

Lounge / Dining

22'7 x 11'4 (6.88m x 3.45m)

Fitted Kitchen

17'11 x 8'2 (5.46m x 2.49m)

Conservatory

9'2 x 8'1 (2.79m x 2.46m)

First Floor Landing

Bedroom One

12'10 (into wardrobes) x 10'5 (3.91m (into wardrobes) x 3.18m)

Bedroom Two

10'5 x 9'3 (3.18m x 2.82m)

Bedroom Three

7'7 x 6'6 (2.31m x 1.98m)

Family Bathroom

6'4 x 5'5 (1.93m x 1.65m)

Loft Room

13'11 x 13'0 (4.24m x 3.96m)

En-Suite WC

Rear Garden

Garage / Rear Land

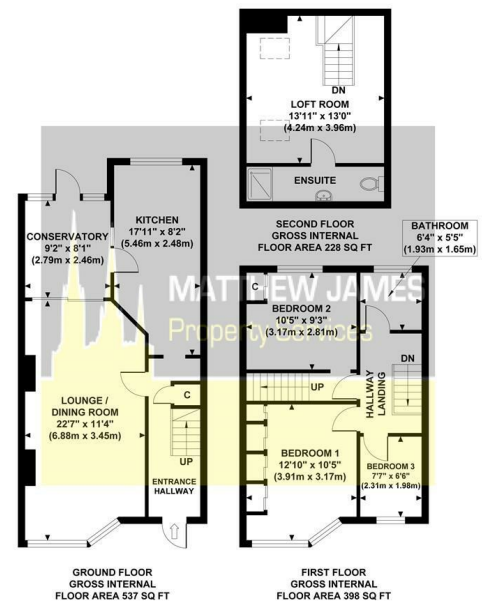
Area Map



Floor Plans

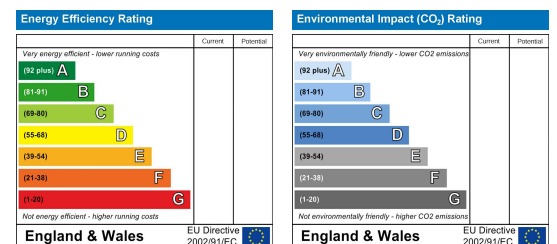
8 POTTERS GREEN ROAD

Approximate Gross Internal Area 1163 sq ft / 108.0 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.

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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