



734 Sewall Highway, Coventry, CV6 7JJ Offers In Excess Of £250,000

Matthew James are delighted to bring to the market this charming three-bedroom end-terraced property with a blend of traditional charm and comfort, situated in the highly sought-after Wyken area, popular with families as close to excellent local primary and secondary schools. Also convenient for plenty of local amenities and the University Hospital. Beautiful bays and extended living space this has been a much loved family home where the children were raised, now is the perfect opportunity to make this your very own perfect family home.

Welcome into the home through a warm inviting entrance hallway leading into the main living areas. The ground floor accommodation flows seamlessly, the living room features the large bay window flooding natural light into the space, feature fire place, separate dining area where there is plenty of space for all the family and entertaining guests, side door out to the garden, opening into the well equipped kitchen having lovely views over the rear garden, offering plenty of storage units, integrated fridge freezer, oven, gas hob, extractor fan and space for the washing machine. Double doors into a further reception room, versatile space that could be used as an office, snug or maybe even a playroom with french doors out to the garden. Upstairs the family bathroom, spacious master bedroom perfect for a good nights sleep, with bayed window and fitted wardrobes providing plenty of storage space, an additional double bedroom with fitted wardrobes and a single room with built in bed and wardrobe providing excellent use of the space.

To the front of the property the driveway provides off street parking for two cars. The rear garden is the perfect space for the kids to play, well maintained, large patio area providing space for seating, laid lawn, path leading to the garage and gated access out to the front of the property. Gated vehicular access at the rear to the property.

A beautiful property not to be missed. Call now to view!

Approach & Driveway



Kitchen

10'6 x 7'4 (3.20m x 2.24m)



First Floor Landing



Entrance Hallway



Bedroom One

13'6 x 9'6 (4.11m x 2.90m)



Lounge Through Dining Room

25'6 x 16'3 (7.77m x 4.95m)



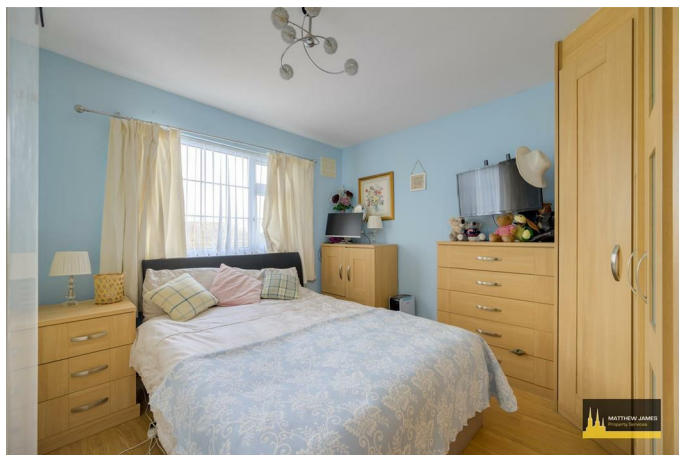
Additional Reception Room

10'7 x 7'9 (3.23m x 2.36m)

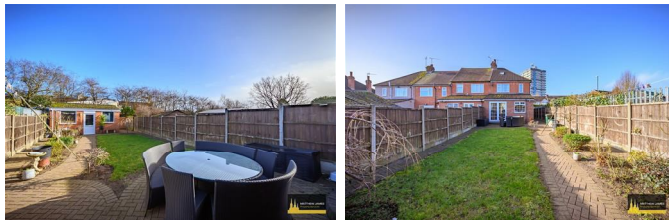


Bedroom Two

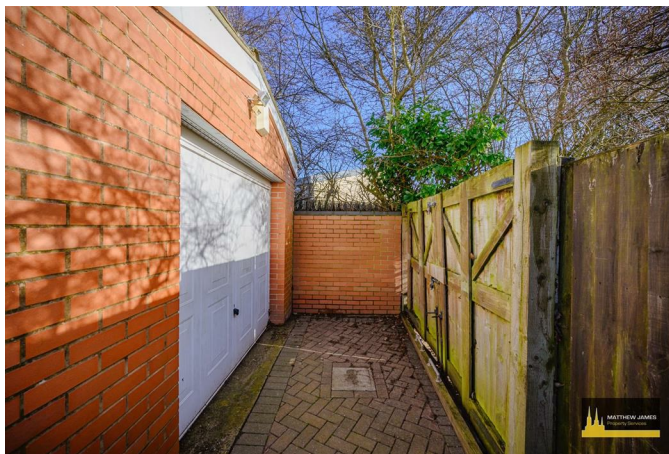
11'07 x 9'11 (3.53m x 3.02m)



Rear Garden



Garage



Bedroom Three

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



Bathroom

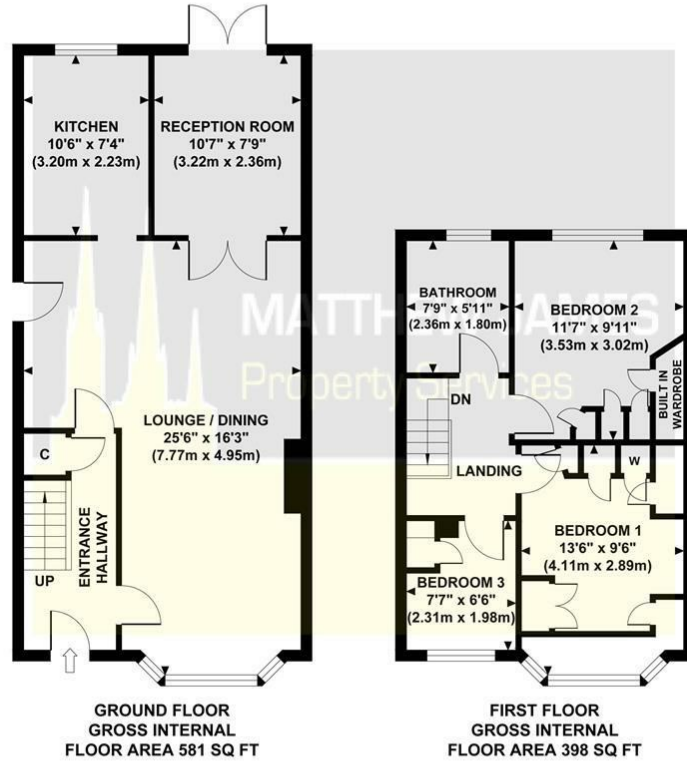
7'9 x 5'11 (2.36m x 1.80m)



Floor Plan

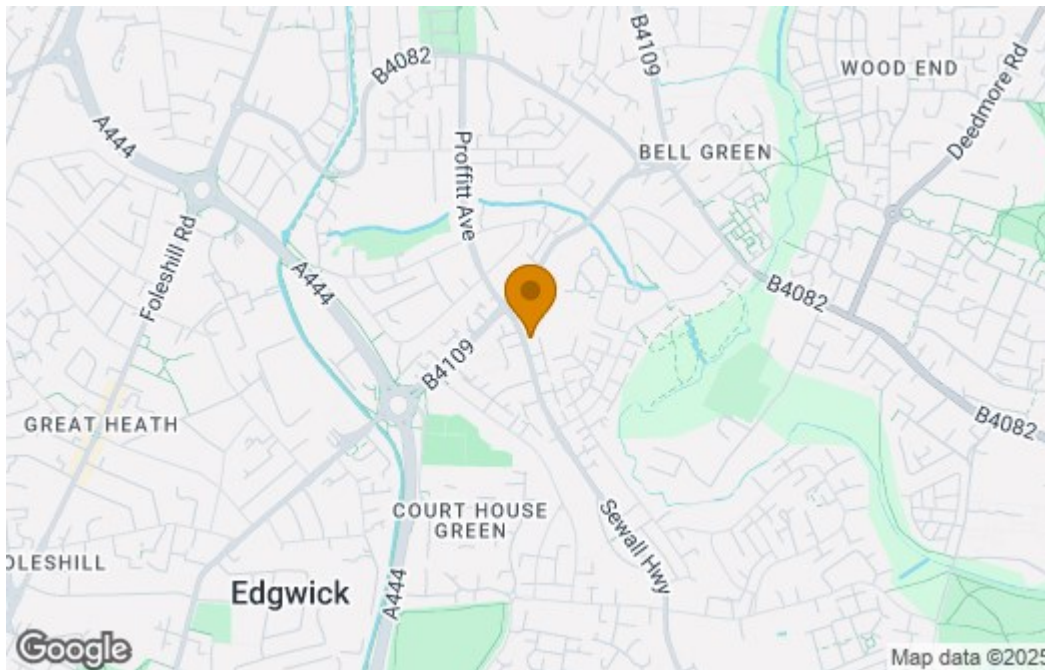
737 SEWALL HIGHWAY

Approximate Gross Internal Area
979 sq ft / 90.95 sq m

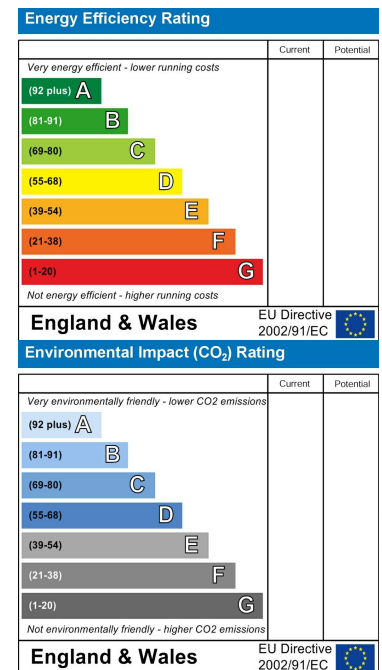


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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