

Road Map



Hybrid Map



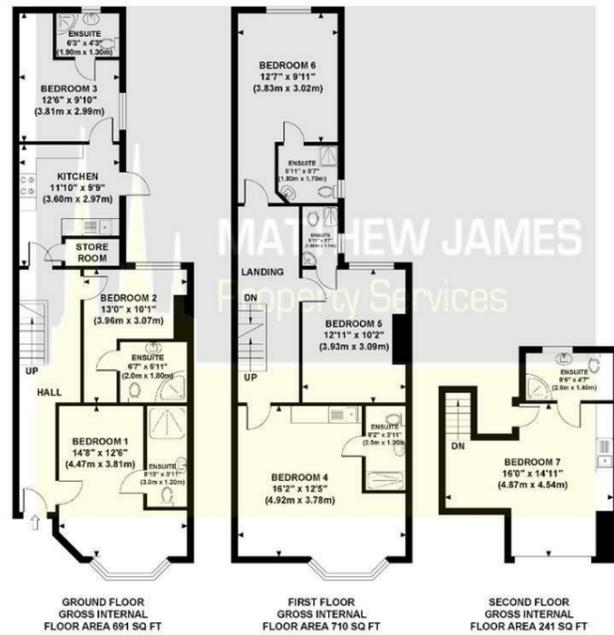
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**22 FRIARS ROAD**  
Approximate Gross Internal Area  
1642 sq ft / 152.54 sq m



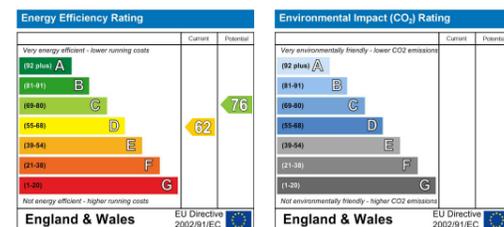
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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 Graph



**22 Friars Road**  
City Centre, Coventry CV1 2LL

Offers Over £400,000



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# 22 Friars Road

City Centre, Coventry CV1 2LL

Offers Over £400,000



## Approach- Ground Floor

### Entrance Hallway

### Bedroom One/ En-Suite

14'8 x 12'6 (not including en-suite)

### Bedroom Two / En-Suite

13'0 x 10'1 (not including en-suite)

### Communal Kitchen

11'10 x 9'9

### Bedroom Three/ En-Suite

12'6 x 9'10 (not including en-suite)

### First Floor Landing

### Bedroom Four/ En-Suite

16'2 x 12'5 (not including en-suite)

### Bedroom Five/ En-Suite

12'11 x 10'2 (not including en-suite)

### Bedroom Six/ En-Suite

12'7 x 9'11 (not including en-suite)

### Second Floor - Bedroom 7/ En-Suite

16'0 x 14'11 (not including en-suite)

### Courtyard Garden

