



19 Stafford Close, Bulkington, CV12 9QX
Offers Over £295,000

THREE BEDROOMS... NO UPWARD CHAIN... SEMI DETACHED... OPEN PLAN KITCHEN DINING ROOM... GROUND FLOOR WC... DETACHED HOME OFFICE... SEPARATE ROOM CURRENTLY BEING USED AS A GYM BUT PERFECT FOR HOME BUSINESS... QUIET CUL-DE-SAC LOCATION. Located at the bottom of a quiet cul-de-sac and benefitting from having recently had a full renovation in the last few years including a new boiler and rewire. Having NO UPWARD CHAIN, it has to be viewed to appreciate everything being offered for sale including hardstanding to the front, entrance hallway, living room, open plan full width kitchen dining room, ground floor WC, further room which could perfectly be used for a home business (dog groomer, beauty or home office?), three bedrooms, family bath / shower room, oak doors throughout and private rear garden with detached further insulated room currently being used as a home office with power, lighting and a separate phone point. Within walking distance of local amenities, schools and bus routes, is this property your next family home? Call us now to book your immediate viewing!

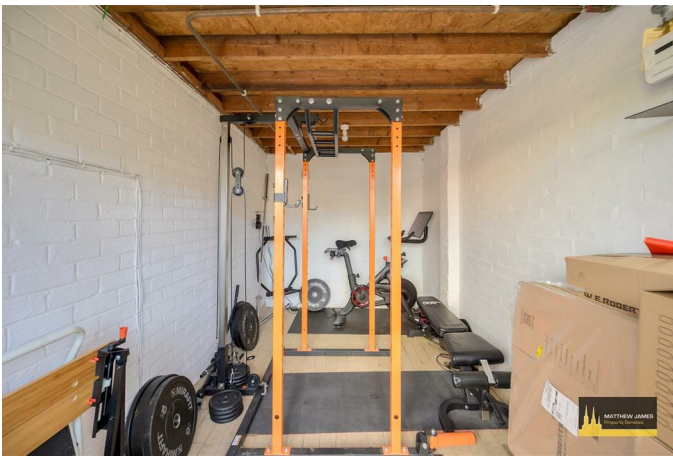
Front Hardstanding



Laid to gravel and providing a perfect hardstanding with access to the:

Store / Gym / Home Business?

12'6 x 7'8 (3.81m x 2.34m)



Currently being used as a home gym but could be very easily be used for a home business / office. Has power and lighting.

Entrance Hallway



Having PVCu double obscure glazed windows to the front elevation, stairs off to the first floor, under stairs storage and doors lead off to the:

Lounge

12'7 x 10'11 (3.84m x 3.33m)



Having a PVCu double glazed window to the front elevation and feature fireplace to the one wall with shelving to the side.

Open Plan Kitchen Dining Room

25'11 x 10'8 (7.90m x 3.25m)



Having a PVCu double glazed window, door with picture windows and French doors to the rear elevation, a range of wall and base units with roll top work surface over and upstands, built-in oven with hob and extractor over, integrated dishwasher, space and plumbing for a washing machine, breakfast bar providing ample seating, dining area for a large dining table, space for an American style fridge freezer and further door leading off to the:

Ground Floor Cloakroom

5'10 x 3'10 (1.78m x 1.17m)

Having a low level flush WC, extractor, wash hand basin and tiling to all splash prone areas.

First Floor Landing



Having a PVCu double glazed window to the side elevation, balustrade, access to the loft area (which is boarded) and doors lead off to:

Bedroom One

11'11 x 8'11 (3.63m x 2.72m)



Having a PVCu double glazed window to the rear elevation.

Bedroom Two

11'9 x 10'1 (3.58m x 3.07m)



Having a PVCu double glazed window to the front elevation.

Bedroom Three

8'11 x 7'4 (2.72m x 2.24m)



Having a PVCu double glazed window to the front elevation.

Family Bathroom

8'11 x 7'4 (2.72m x 2.24m)



Having a PVCu double obscure glazed window to the rear elevation, walk-in double shower, separate panel bath, vanity wash hand basin and flush WC, extractor fan and tiling to all splash prone areas.

Office / Playroom

9'6 x 6'10 (2.90m x 2.08m)



Being detached from the main residence and insulated with a PVCu double glazed window to the side elevation with PVCu double glazed door for access. Currently being used as a home office and storage.

Rear Garden

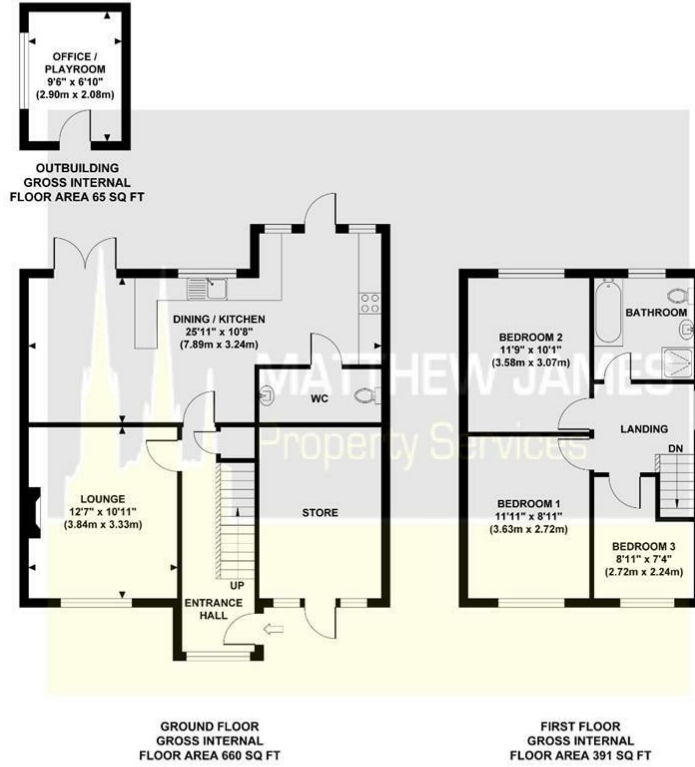


Having paved patio area, fenced perimeter and being mainly laid to lawn.

Floor Plan

STAFFORD CLOSE

Approximate Gross Internal Area 1116 sq ft / 103.70 sq m

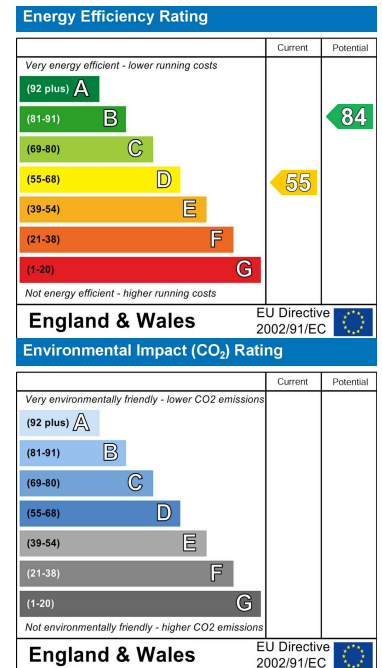


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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