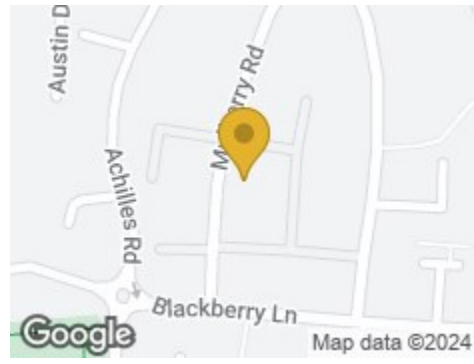


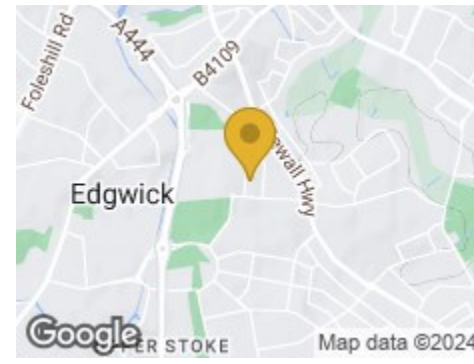
Road Map



Hybrid Map



Terrain Map

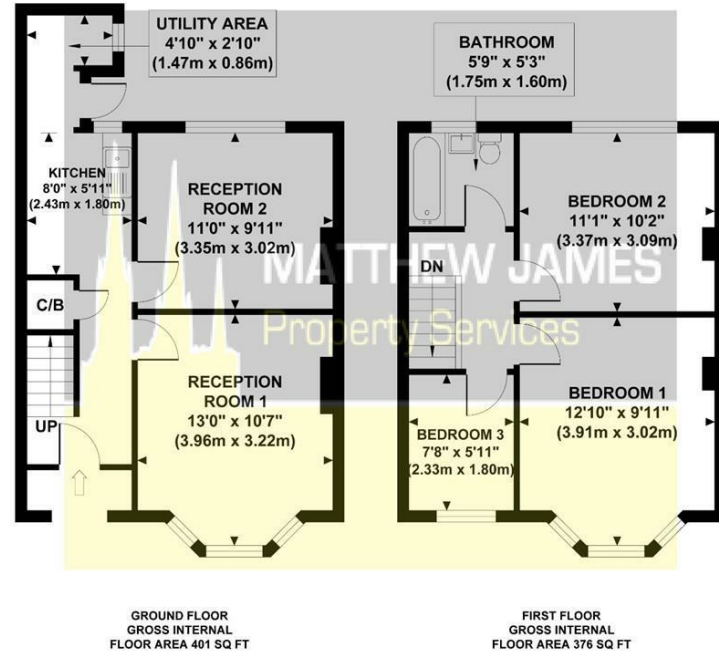


**MATTHEW JAMES**  
Property Services

Floor Plan

**MULBERRY ROAD**

Approximate Gross Internal Area 777 sq ft / 72.2 sq m



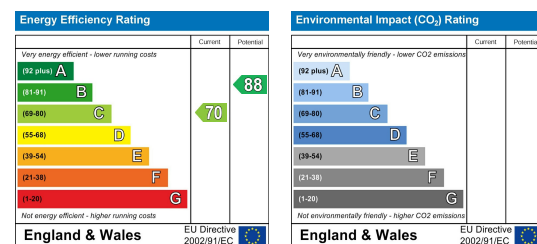
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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



**18 Mulberry Road**

Courthouse Green, Coventry CV6 7HY

Offers Over £170,000



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# 18 Mulberry Road

Courthouse Green, Coventry CV6 7HY

Offers Over £170,000



## Front Garden

Having fenced and walled perimeter with gravel inlay and step leads to the:

## Storm Porch

Through the PVCu double glazed front door leads to the:

## Entrance Hallway

Having stairs that lead off to the first floor, under stairs storage cupboard and doors leading off to:

## Front Reception Room One

13'0 x 10'7

Having a PVCu double glazed bay window to the front elevation.

## Reception Room Two

11'0 x 9'11

Having a PVCu double glazed window to the rear elevation.

## Kitchen

8'0 x 5'11

Having a PVCu double glazed window to the rear elevation, a range of wall and base units with roll top work surface over, built-in storage shelving and walkway to the:

## Utility Area

4'10 x 2'10

Having an obscure glazed window to the side elevation. Perfect for fridge freezer and utility area.

## First Floor Landing

Having balustrade, access to the loft area and doors leading off to:

## Bedroom One

12'10 x 9'11

Having a PVCu double glazed bay window to the front elevation.

## Bedroom Two

11'1 x 10'2

Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

7'8 x 5'11

Having a PVCu double glazed window to the front elevation

## Family Bathroom

5'9 x 5'3

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

## Rear Garden

Having a paved patio area, fenced perimeters, mainly laid to lawn and access to the:

## Garage

(Not Measured) Having a door to the side and rear elevations.

