MATTHEW JAMES
Property Services

# 7 Colston Walk

## Little Heath, Coventry, CV6 7NR

Stop The Press!!! Check Out The Virtual Tour of This Absolutley Stunning Property!!! Detached...Secluded Location with Views Over The Canal...Kitchen Diner...Fabulous Master En-Suite...Two further Double Bedrooms...Downstairs Cloakroom...Utility Room...Garage...Off Road Parking...Landscaped Garden. We are so excited to bring this property to the market - built in 2017, this property offers a complete tick list for that perfect home. Nestled on a larger than average plot, tucked away on the Weavers Wharf development in Little Heath, this property is truly a fantastic family home.

As you step through the front door, you'll be pleasantly welcomed by the immaculate, modern decor and space that greets you. It features a stunning open plan kitchen diner and an equally impressive living room with dual aspect windows and French doors opening into the rear garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish.

Upstairs you'll find a master bedroom that dreams are made of...it's the whole length of the house - also boasting a dressing area and an impressive en suite .Two further double sized bedrooms, family bathroom and a handy storage cupboard.

## £259,995

# 7 Colston Walk

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- Showroom Condition
- Landscaped Garden
- Three Bedrooms
- Detached
- Canalside Location
- Utility Room & Cloakroon
- Impressive Master En-Suite
- Garage & Off Road Parking

**Entrance Hallway**

**Lounge**
18'5" x 10'4" (5.63 x 3.17)

**Kitchen Diner**
18'4" x 9'4" (5.61 x 2.87)

**Downstairs Cloakroom**

**Utility Room**

**Master En-Suite**
18'5" x 10'4" (5.63 x 3.17)

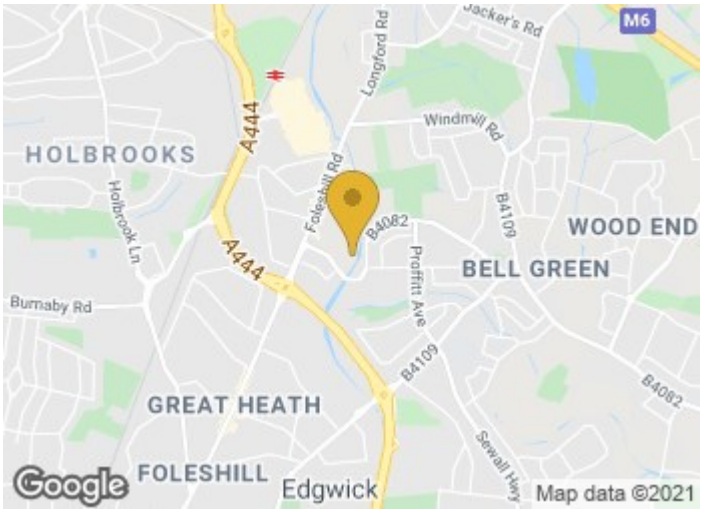
**Family Bathroom**

**Bedroom Two**
10'2" x 10'2" (3.10 x 3.12)

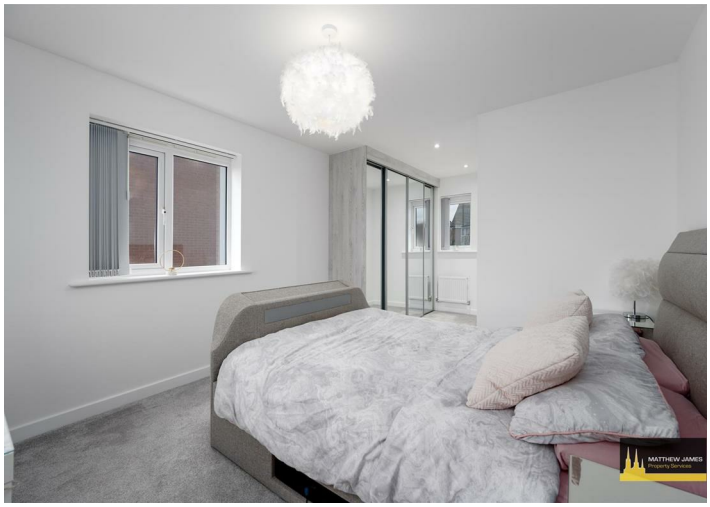
**Bedroom Three**
9'2" x 7'6" (2.80 x 2.30)

**Front Garden**

**Rear Garden**



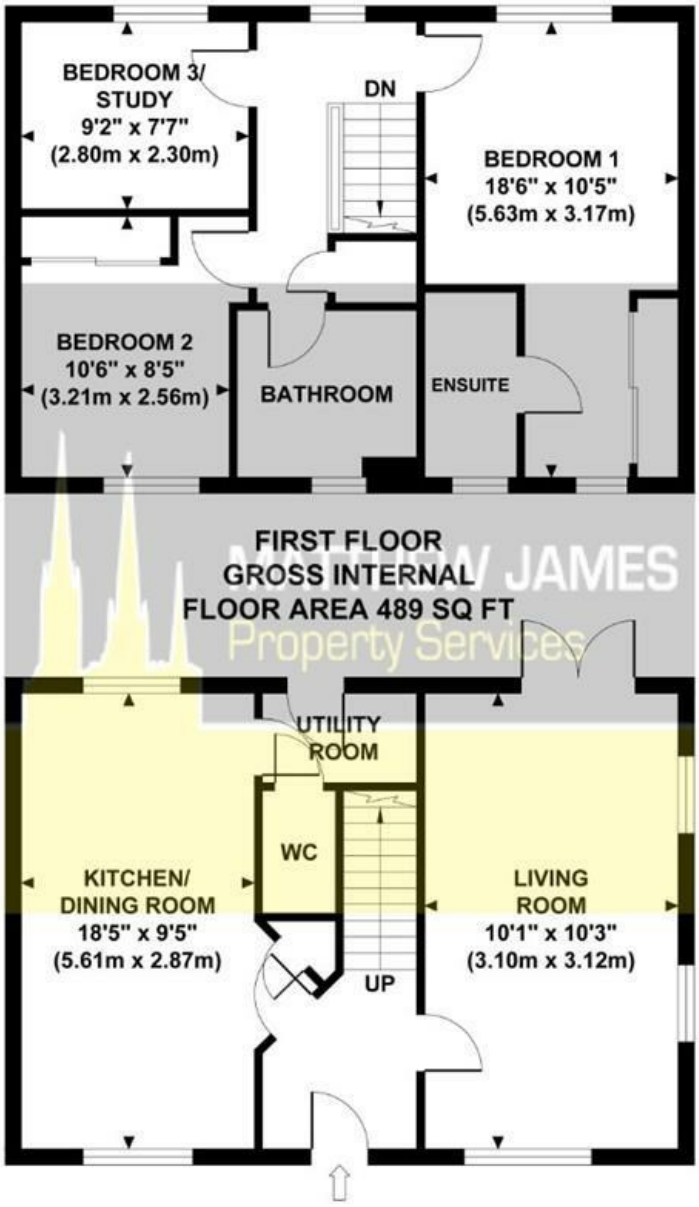

**Directions**



## Floor Plan

# COLSTON WALK

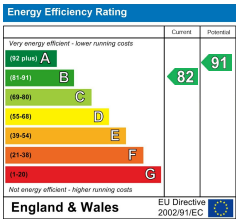
Approximate Gross Internal Area 977 sq ft / 90.80 sq m

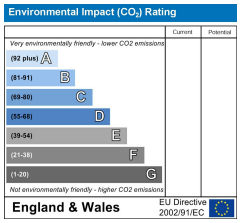



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 489 SQ FT

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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