

MATTHEW JAMES

Property Services



10 Pleydell Close, Coventry, CV3 3EE

Offers Over £260,000

Matthew James are delighted to present this lovely three-bedroom semi-detached house on Pleydell Close. The property is a true gem presented to a high standard throughout and although already a generous size property there is further scope to extend (subject to planning) if required. The area Willenhall is highly popular and sought after, close to highly regarded schools, amenities and the Airport Retail Park, making it an ideal choice for families and professionals alike. Also close to the Whitley area making it an excellent choice for employees at Jaguar Land Rover.

Upon entering, you are greeted by a spacious and welcoming entrance hallway that leads to a comfortable lounge through dining room, filled with natural light and perfect for both relaxation and entertaining. The well-appointed kitchen with integrated oven, gas hob and space for all appliances, offers convenient access to the back garden, enhancing the flow of indoor and outdoor living. Upstairs, the landing leads to two generously sized double bedrooms, with the master bedroom featuring fitted wardrobes for added convenience. A further single bedroom provides ample space for family or guests. The modern family bathroom is well-designed, catering to all your needs.

Outside, the property boasts a good-sized rear garden that is well-maintained, featuring a patio area ideal for al fresco dining, a laid lawn for children to play, and side access to the garage. The generous driveway accommodates multiple vehicles, ensuring convenience for residents and visitors alike and is fitted with EV charging point.

With its appealing features and prime location, this property is a must-see and not to be missed. Early viewing is advised to avoid missing out on this fantastic opportunity.

Front/ Driveway

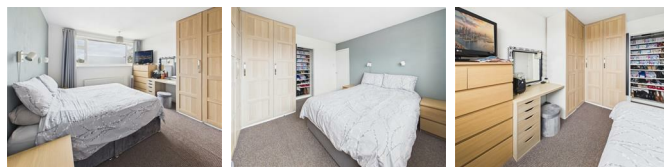
Porch

Entrance Hall



Master Bedroom

11'8 x 11'8 (3.56m x 3.56m)



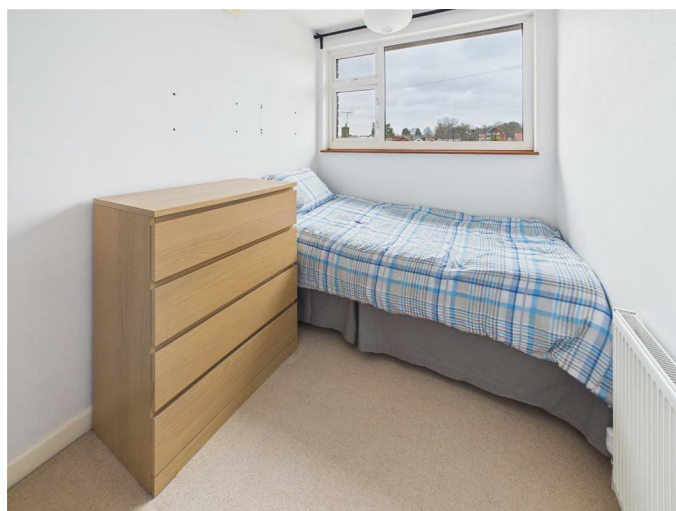
Bedroom Two

10'2 x 11'8 (3.10m x 3.56m)



Bedroom Three

8'10 x 6'6 (2.69m x 1.98m)



Living Room/ Dining Room

25'0 x 12'3 (7.62m x 3.73m)



Kitchen

10'3 x 7'10 (3.12m x 2.39m)



Upstairs Landing



Family Bathroom

6'5 x 6'5 (1.96m x 1.96m)



Rear Garden

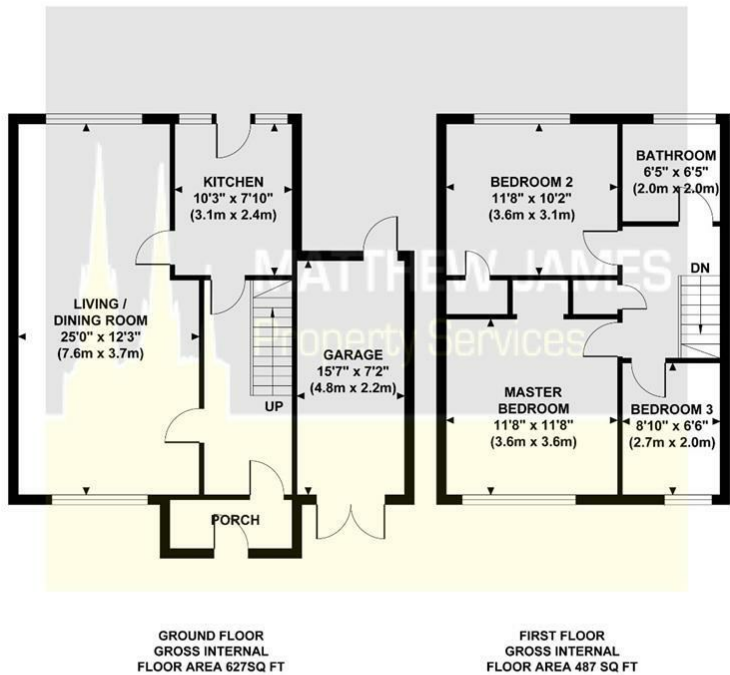


Garage

15'7 x 7'2 (4.75m x 2.18m)

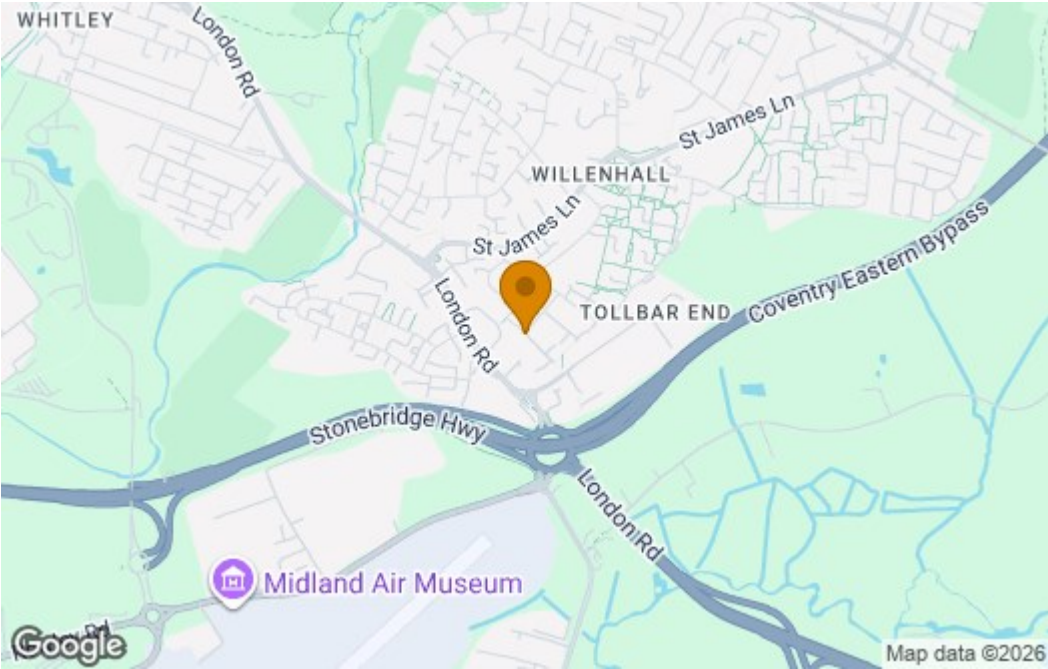
Floor Plan

10 PLEYDELL CLOSE
Approximate Gross Internal Area 1114 sq ft / 103.49 sq m

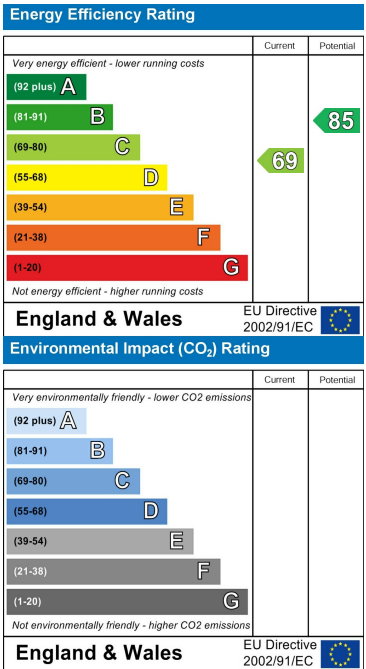


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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