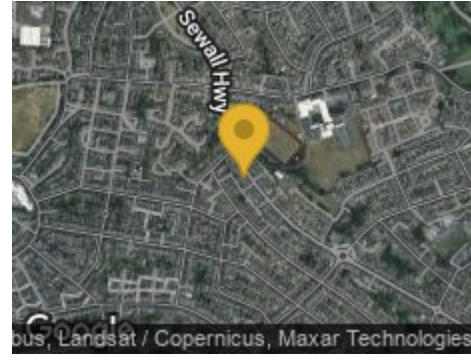


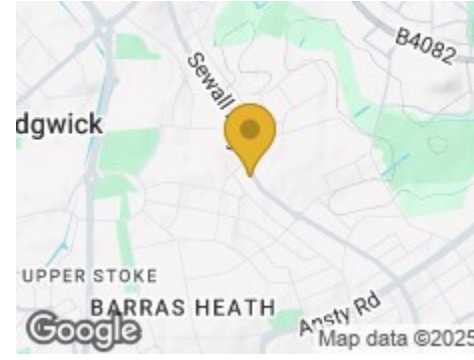
Road Map



Hybrid Map



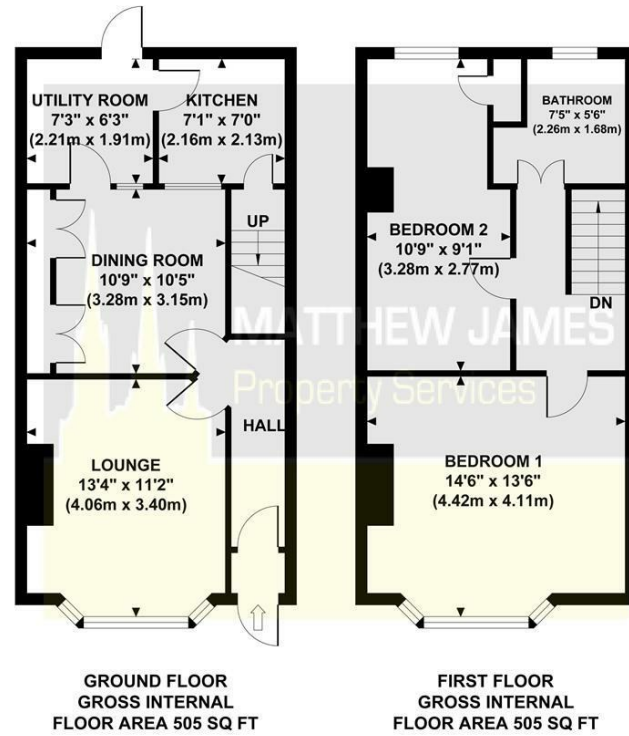
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**349 SEWALL HIGHWAY**  
Approximate Gross Internal Area  
1010 sq ft / 93.8 sq m

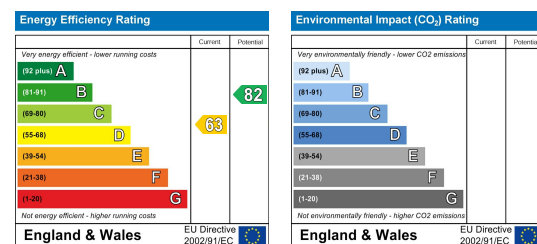


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

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

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.



**349 Sewall Highway**

Wyken, Coventry CV2 3PB

Offers Over £170,000



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# 349 Sewall Highway

Wyken, Coventry CV2 3PB

Offers Over £170,000



## Front Garden

Having walled and fenced perimeter with inset block paved hardstanding and access through the porch door and front door into the:

## Entrance Hallway

Having under stairs storage cupboard and doors leading off to:

## Lounge

13'4 x 11'2

Having a PVCu double glazed bay window and feature fireplace with mounted fire.

## Dining Room

10'9 x 10'5

Having a glazed French door with picture window to the side, decorative built-in display cupboards with storage and further door that leads to the:

## Inner Hallway

Having stairs that lead off to the first floor and door that leads to the:

## Kitchen

7'1 x 7'0

Having a range of wall, base and drawer units with roll top work surface over, space for a cooker, tiling to all splash prone areas and glazed door with picture window to the side that leads to the:

## Utility Room

7'3 x 6'3

As an extension of the kitchen with wall mounted storage, space and plumbing for a washing machine, space for a tumble dryer, tiling to all splash prone areas

and PVCu double glazed doors that lead to the rear garden area.

## First Floor Landing

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

## Bedroom One

14'6 x 13'6

Having two PVCu double glazed windows to the front elevation and built-in wardrobes with sliding doors to the one wall.

## Bedroom Two

10'9 x 9'1

Having a PVCu double glazed window to the rear elevation and built-in cupboard housing the combination central heating boiler.

## Family Bathroom

7'5 x 5'6

Having a PVCu double obscure glazed window to the rear elevation, panel bath with Mira Decor electric shower over, low level flush WC and wall mounted floating vanity wash hand basin with modern tiling to all splash prone areas.

## Rear Garden

Having had new fencing panels to most of the perimeter and having tiered paved and decked patio areas, raised flower beds and water feature.

