

Road Map



Hybrid Map



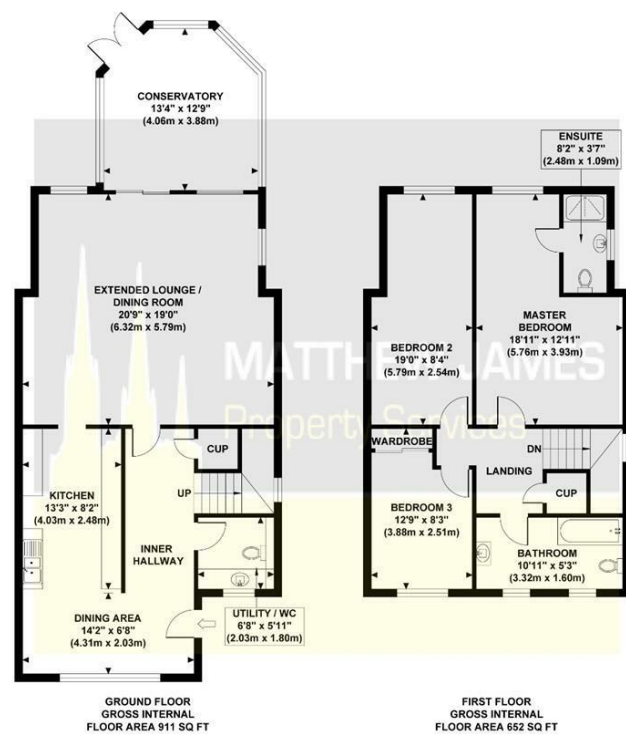
Terrain Map



MATTHEW JAMES
Property Services

Floor Plan

32A COVENTRY ROAD
Approximate Gross Internal Area 1563 sq ft / 145.20 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.



32A Coventry Road
, Bedworth CV12 8NN

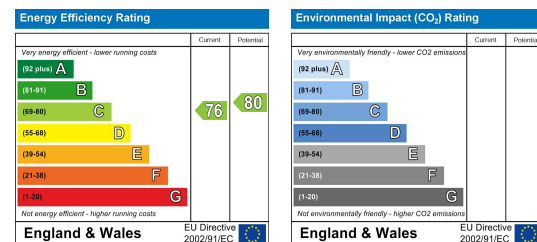
Offers Over £345,000



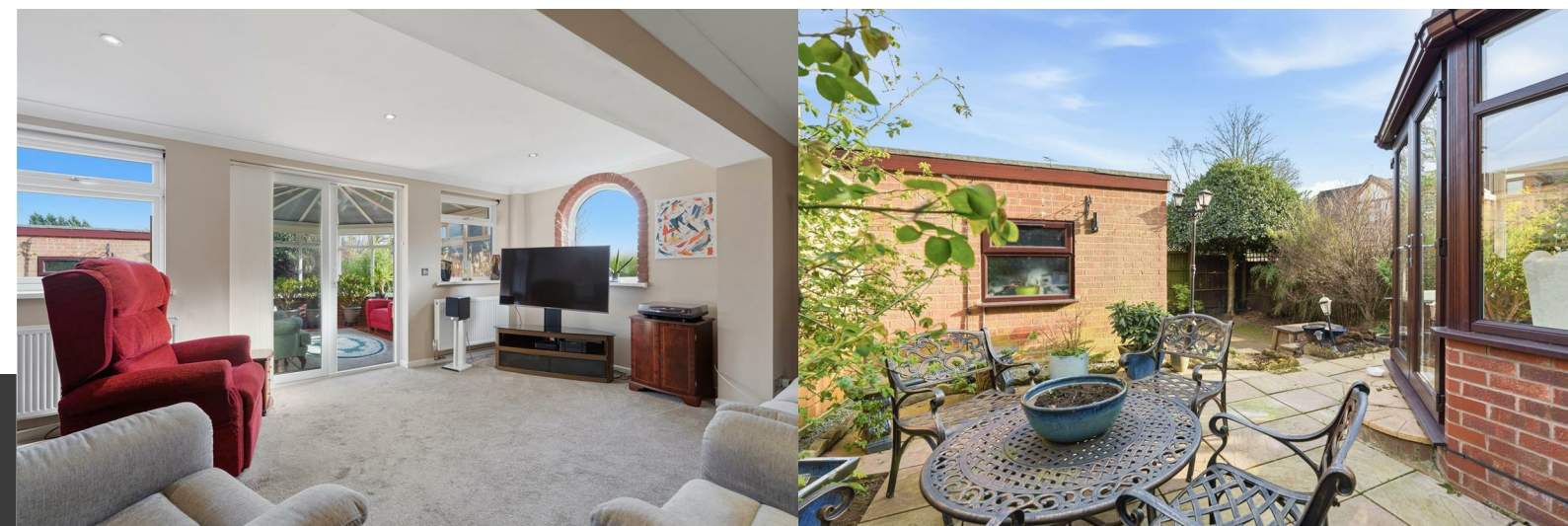
Viewing

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.



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Front Garden

Having walled and fenced perimeter with off road parking accessed via dropped kerb. Decorative raised planted beds to the front and having a pedestrian gate that leads to the rear garden area. An open porchway leads through the newly installed composite front door with picture windows to the side and leads to the:

Entrance Vestibule

Having door leading to the Inner Hallway and access to the:

Dining Area

14'2 x 6'8

Having a newly installed PVCu triple glazed window to the front and access to the:

Open Plan Kitchen

13'3 x 8'2

Having a range of modern gloss base, drawer and wall units with work surface over with upstands, waist height oven, integrated microwave, four ring gas hob with modern extractor over, space for a fridge freezer, space and plumbing for a washing machine and door that leads to the:

Extended Lounge Dining Room

20'9 x 19'

Being massively extended and having a feature arched PVCu double obscure glazed window to the side elevation, two further newly installed PVCu double glazed windows to the rear elevation and sliding PVCu double glazed doors lead to the:

Conservatory

13'4 x 12'9

Being of dwarf wall design with newly installed PVCu double glazing and roof, power points, central heating radiator and French doors lead to the rear garden area.

Entrance Hallway

Having under stairs storage cupboard, stairs that lead off to the first floor and door that leads to the:

Ground Floor WC / Utility Room

6'8 x 5'11

Having a newly installed PVCu triple obscure glazed window to the front elevation, recently renovated to include include invisible cistern style WC, vanity feature wash hand basin upon worksurface with storage beneath and space and plumbing for a washing machine.

First Floor Landing

Having dog leg stairs with a newly installed PVCu double glazed window to the side elevation, airing cupboard off, access to the loft area and doors that lead to:

Extended Master Bedroom

18'11 x 12'1

Having a newly installed PVCu double glazed window to the rear elevation and door that leads to the:

Master En-Suite

8'2 x 3'7

Having a newly installed PVCu double obscure glazed window to the side elevation, recently renovated to include a 'walk-in' double shower enclosure, wash hand basin, low level flush WC and extractor.

Extended Bedroom Two

19'0 x 8'4

Having a newly installed PVCu double glazed window to the rear elevation.

Bedroom Three

12'9 x 8'3

Having a newly installed PVCu triple glazed window to the front elevation and built-in mirrored wardrobe to the one wall.

Family Bathroom

10'11 x 5'3

Having two newly installed PVCu obscure triple glazed windows to the front elevation, a brand newly installed panel bath with rain head shower over, invisible cistern WC, vanity style wash hand basin with storage beneath, two illuminated feature shelving points, illuminated 'bluetooth' and heated feature mirror and beautiful tiling to all four walls.

Rear Garden

Having fenced perimeter with beautiful planted and mature borders, paved, landscaped and with access through a pedestrian gate to the front and rear elevations and access to the:

Detached Garage

(Not Measured) Having access through a side pedestrian door, newly installed PVCu double glazed windows to the side and rear elevations with power, lighting and up and over door to the front elevation. There is also parking in front of the garage.

Aerial Views

