



# MATTHEW JAMES

Property Services



## 43 Arch Road, Coventry, CV2 5AD

£300,000

\*\*\* CHECK OUT MY KITCHEN AND NO ONWARD CHAIN\*\*\* Matthew James are delighted to bring to the market this traditional double bayed property. This home is the perfect size for a growing family, decorated to a high specification throughout, ready to move straight in and call home. Situated in the highly sought after Wyken area, ideal for families as close proximity to shops, local amenities, also within the catchment area for excellent primary and secondary schools, including the highly regarded Caludon Castle. Super convenient for working professionals at The University Hospital as you can walk there and if you love the outdoors, Caludon Castle Park is right on your doorstep.

As you approach, hard standing at the front of the property for convenience and ease. Entrance hallway leading to the ground floor living space, cosy lounge featuring a log burner, handy ground floor WC, through to the true heart of the home...the amazing kitchen diner, perfect for family get together's and entertaining guests, separate snug area, space for your dining table and chairs, the large velux windows allow the area to flow with natural light and double doors open out to the fantastic rear garden which features a pergola perfect for the hot tub, large decking area for seating, artificial grass and path leading to the garage at the rear. The garden is not overlooked and is the perfect space for a summer party.

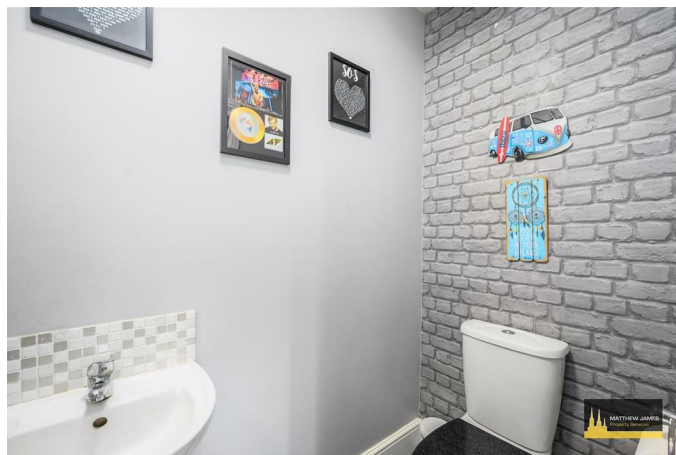
Upstairs, the property boasts family bathroom, two double bedrooms with built in wardrobes and a single bedroom, stairs up to the loft room, this is an excellent space currently being used as a bedroom, could also perfect for a home office or hobby room. Stunning views to the rear of the property overlooking the park.

This property is not to be missed...Call and book your viewing today to see the outstanding benefits and convenient location this home has to offer!

## Approach



## Ground Floor W.C



## Entrance Hallway



## First Floor Landing



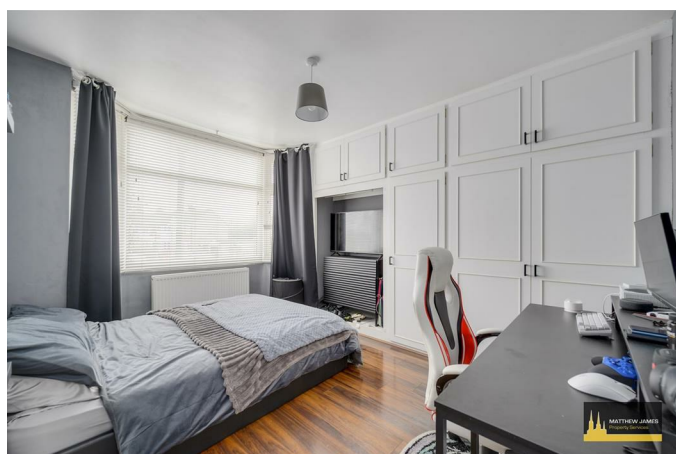
## Lounge

12'2 x 11'6 (3.71m x 3.51m)



## Bedroom One

12'10 x 9'2 (3.91m x 2.79m)



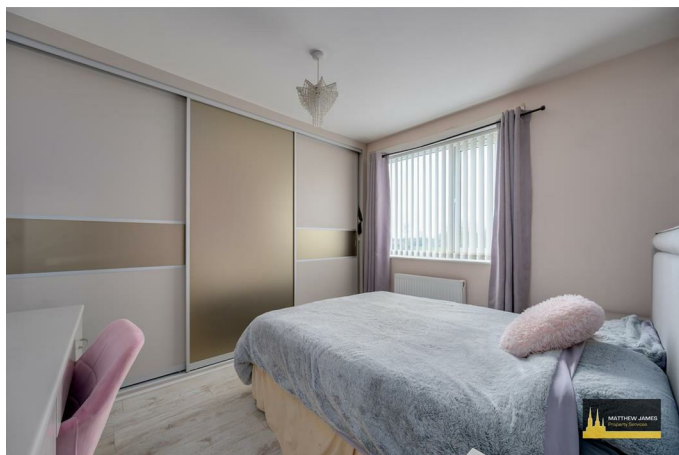
## Kitchen / Diner

25'7 x 15'6 (7.80m x 4.72m)



### Bedroom Two

10'10 x 10'10 (3.30m x 3.30m)



### Loft Room

12'1 x 10'7 (3.68m x 3.23m)



### Bedroom Three

6'7 x 6'3 (2.01m x 1.91m)



### Rear Garden



### Garage



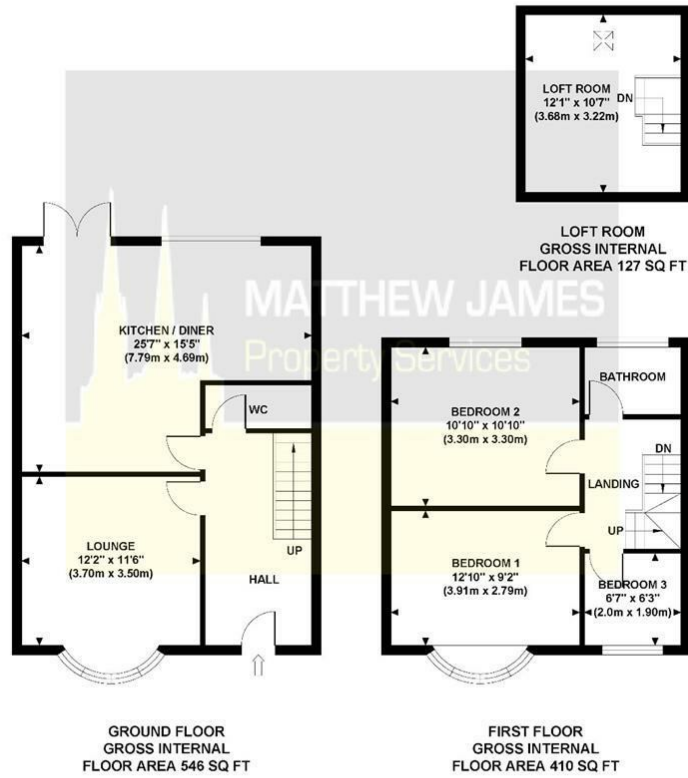
### Bathroom



# Floor Plan

## 43 ARCH ROAD

Approximate Gross Internal Area 1083 sq ft / 100.60 sq m

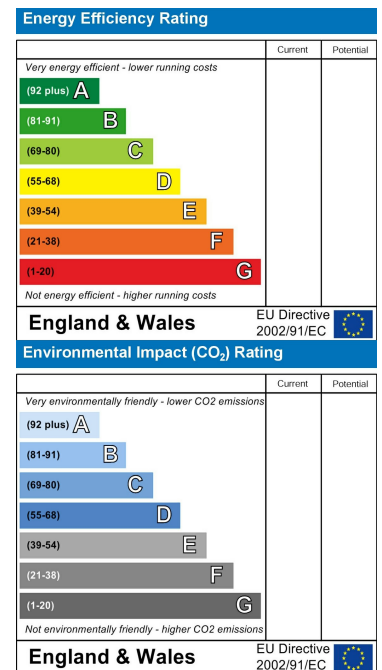


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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