



# MATTHEW JAMES

Property Services



## 75 Edward Road

Keresley, Coventry, CV6 2GS

THREE BEDROOMS... BEAUTIFUL & MODERN THROUGHOUT... NEW BREAKFAST KITCHEN... LOUNGE DINING ROOM... NEWLY REMODELED MAINTENANCE FREE REAR GARDEN... OFF ROAD PARKING... ALL READY TO GO! A beautiful and remodeled throughout three bedroom mid terraced property located in Keresley, Coventry. Close to President Kennedy School, motorway links, shops and amenities, this property is perfect for those that are looking for their next property! Briefly comprising of off road parking for two cars (with dropped kerb), modern entrance hallway with modular storage, lounge dining room, newly installed breakfast kitchen, three bedrooms, family bathroom with bath over shower, modern rear garden with two brand new decked patio areas, sleeper borders and laid to artificial grass. Also benefiting from newly installed PVCu double glazing throughout and gas combination central heating. Call us now to book your immediate viewing!

**Offers Around £224,995**

# 75 Edward Road

Keresley, Coventry, CV6 2GS



- THREE BEDROOMS
- MAINTENANCE FREE REAR GARDEN
- PRESIDENT KENNEDY CATCHMENT
- LOUNGE DINING ROOM
- BEAUTIFUL THROUGHOUT
- OFF ROAD PARKING
- RECENTLY RENOVATED THROUGHOUT
- BREAKFAST KITCHEN
- SOUGHT AFTER LOCATION
- BRAND NEW BREAKFAST KITCHEN

## Front Garden

## Entrance Hallway

## Lounge Dining Room

22'8 x 9'11 (6.91m x 3.02m)

## Breakfast Kitchen

16'9 maximum x 15'3 maximum  
(5.11m maximum x 4.65m maximum)

## First Floor Landing

## Bedroom One

11'11' x 9'11 (3.63m' x 3.02m)

## Bedroom Two

11' x 9'11 (3.35m x 3.02m)

## Bedroom Three

6'10 x 6'6 (2.08m x 1.98m)

## Family Bathroom

5'6 x 5'5 (1.68m x 1.65m)

## Rear Garden

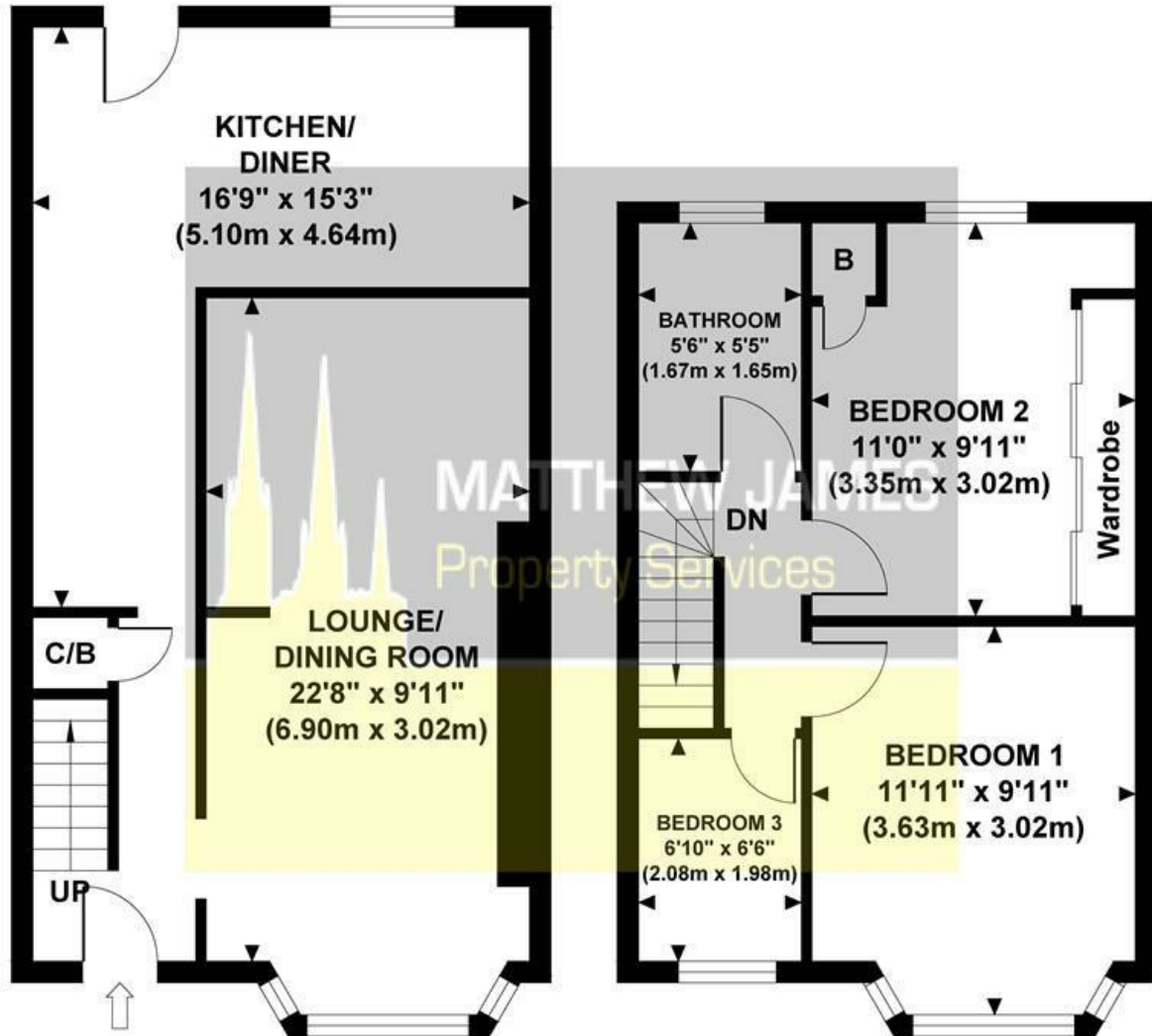


Directions



# EDWARD ROAD

Approximate Gross Internal Area  
801 sq ft / 74.50 sq m



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 446 SQ FT**

**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 355 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 73                       | 87        | 71   | 85        |

(82-91) A  
 (61-81) B  
 (39-60) C  
 (29-38) D  
 (21-28) E  
 (15-20) F  
 (1-14) G  
 Not energy efficient - higher running costs  
 EU Directive 2002/91/EC  
 England & Wales

(10-41) A  
 (42-43) B  
 (44-47) C  
 (48-49) D  
 (50-51) E  
 (52-53) F  
 (54-55) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions  
 EU Directive 2002/91/EC  
 England & Wales

## CONTACT INFORMATION

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