

Road Map



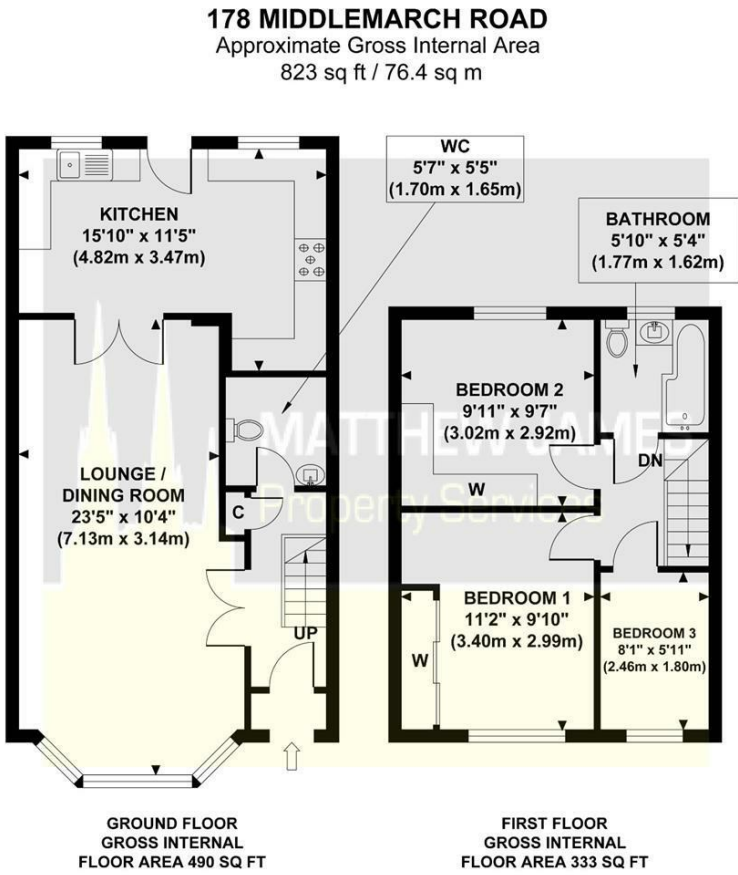
Hybrid Map



Terrain Map



Floor Plan



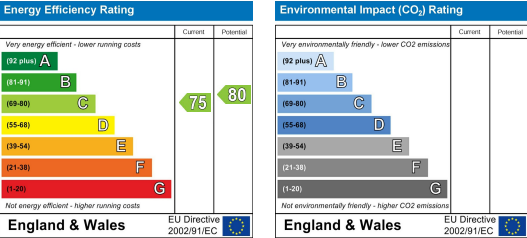
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



178 Middlemarch Road

Radford, Coventry CV6 3GL

£235,000



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter



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## Front Driveway

Laid to block paving with a dropped kerb providing off road parking and step up into the:

## Entrance Hallway

Having under stairs storage, further storage cupboard, stairs leading off to the first floor and doors leading off to:

## Ground Floor WC

5'7 x 5'5  
Having a low level flush WC, vanity wash hand basin with storage beneath, extractor, ladder style heated towel rail and tiling to all splash prone areas.

## Lounge Dining Room

23'5 x 10'4  
Having a PVCu double glazed bay window to the front elevation, modern feature lighting and French doors lead to the:

## Extended Kitchen Dining Room

15'10 x 11'5  
Having two PVCu glazed windows and door to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space for a USA style fridge freezer, space for a tumble dryer / dishwasher, space and plumbing for a washing machine, breakfast bar, space for a range style cooker and tiling to all splash prone areas.

## First Floor Landing

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

## Bedroom One

11'2 x 9'10  
Having a PVCu double glazed window to the front elevation and built-in wardrobes with sliding mirrored doors to the one wall.

## Bedroom Two

9'11 x 9'7  
Having a PVCu double glazed window to the rear elevation and built-in wardrobes to two walls.

## Bedroom Three

8'1 x 5'11  
Having a PVCu double glazed window to the front elevation.

## Family Bathroom

5'10 x 5'4  
Having a PVCu double glazed window to the rear elevation, p-bath with shower over, low level flush WC, vanity wash hand basin, ladder style heated towel rail, extractor and ladder style heated towel rail.

## Rear Garden

Having fenced perimeter and mainly laid to paving and access through the PVCu double glazed door into the:

## Garage Room

(Not Measured) Being full width and insulated with power and lighting. Would be perfect as a home gym, workshop or home bar / party room.

