



# MATTHEW JAMES

Property Services



## 88 Alfall Road, Coventry, CV2 3GG

£199,995

\*\*\* Renovated \*\*\* No Chain \*\*\* Two Double Bedrooms \*\*\* Through Lounge / Diner \*\*\* Downstairs WC \*\*\* Sun Room \*\*\* Separate Kitchen Area \*\*\* Great Sized Rear Garden \*\*\* First Floor Bathroom \*\*\* Located in the Stoke Heath area of Coventry.

A much improved and fully renovated, traditional property. The ground floor has been opened up to provide a spacious open plan living area. Whilst the kitchen is tucked away to the rear, there is also a downstairs cloakroom and separate sun room, making this a flexible and cosy home.

Upstairs, you'll find a modern family bathroom and two very generous bedrooms. Outside, the front provides potential for off road parking, whilst the larger than average rear garden has scope to be a fabulous place for outdoor living and enjoy the south-west position.

The property benefits from UPVC windows and doors. Heating and hot water are provided the newly installed gas combi boiler. Sitting north east of the city, its a great location for families and professionals. With everything you need on the doorstep. Handy for those that need to commute with major road networks just minutes away. Please get in touch to arrange your viewing.

## GROUND FLOOR

### Lounge Area

12'5" x 11'5" (3.8 x 3.5)



### Dining Area

11'5" x 11'1" (3.5 x 3.4)

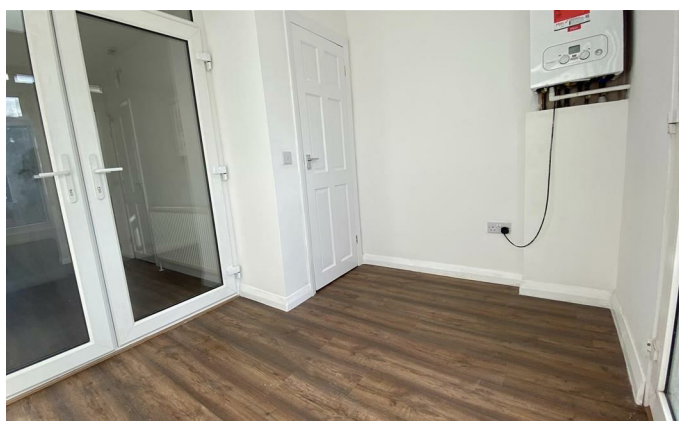


### Kitchen

10'2" x 4'7" (3.1 x 1.4)

### Sun Room

9'10" x 6'10" (3 x 2.1)



## Cloakroom WC



## FIRST FLOOR

### Bedroom One

12'9" x 11'10" (3.91 x 3.63)



### Bedroom Two

10'11" x 9'8" (3.35 x 2.95)



## Family Bathroom

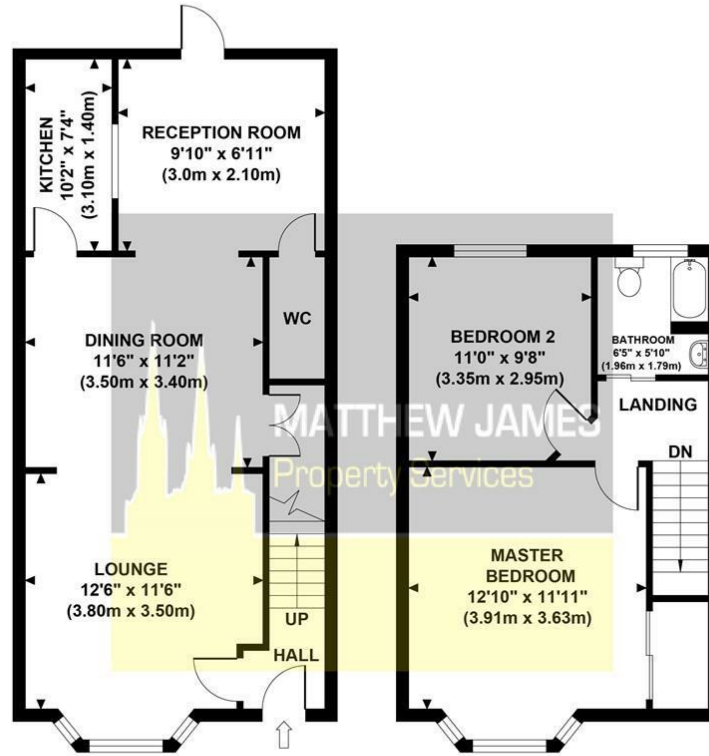
6'5" x 5'10" (1.96 x 1.79)



# Floor Plan

## ALFALL ROAD

Approximate Gross Internal Area 947 sq ft / 88 sq m

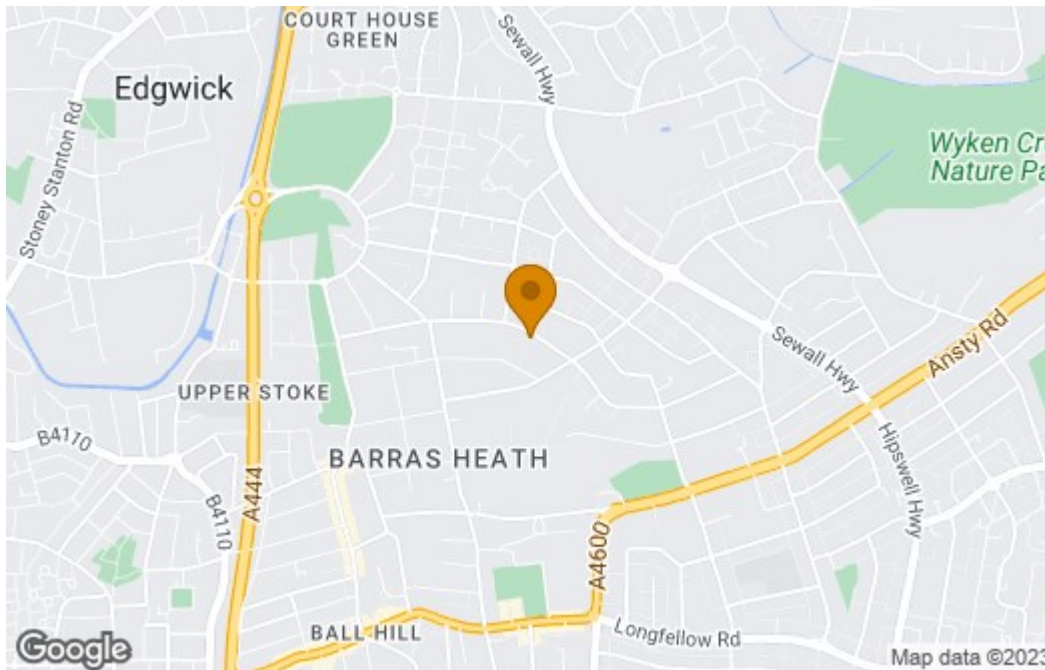


**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 557 SQ FT

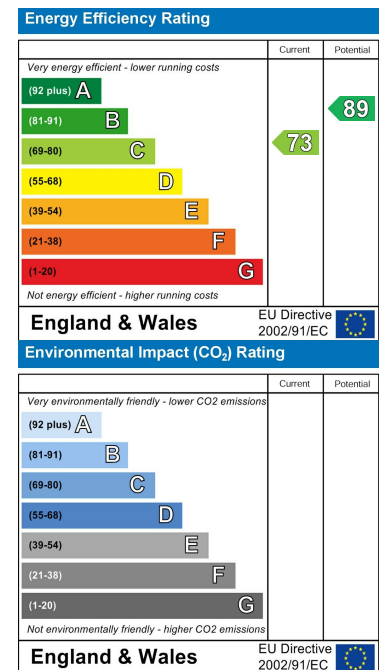
**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 390 SQ FT

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.

# 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.

## CONTACT INFORMATION

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