



751 Sewall Highway, Coventry, CV6 7JN Offers Over £200,000

Matthew James are pleased to offer for sale this three bedroom property in the sought after Wyken area. This is a lovely family home which has been highly improved throughout, convenient for families as situated opposite Courthouse Green Primary School. Surrounded with local amenities, retail parks including the Arena Park and Gallagher Retail Park, supermarkets and multiple bus routes. Location is also not too far away from The University Hospital making this convenient for working professionals and would also be a fantastic investment purchase due to rental demand in the area.

Large entrance porch takes you into the ground floor accommodation. Entrance hallway with doors leading into the lounge overlooking the rear garden, having lovely gas feature fireplace, double doors opening into the dining room making this ideal for dining and entertaining guests. You have the option to shut the doors in the evening and get cosy in the lounge. Modern kitchen with integrated fridge freezer, separate utility room with space for washing machine/tumble dryer and downstairs toilet. To the first floor, hallway landing, two double bedrooms, a further single bedroom and family shower room. Externally to the front of the property there is blocked paved hard standing. The rear garden is beautiful and the perfect place for the kids to play. Side gate with access out to the entry, patio area for seating, laid lawn, various plant and shrubs and path leading to the garage at the rear.

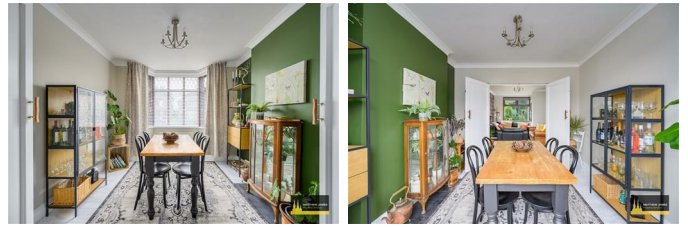
Don't miss out on this fantastic opportunity, call to book your viewing today!

Approach



Dining Room

12'2 (into bay) x 10'2 (3.71m (into bay) x 3.10m)



Kitchen

19'5 x 7'6 (5.92m x 2.29m)



Entrance Porch



Utility Room

5'0 x 4'7 (1.52m x 1.40m)

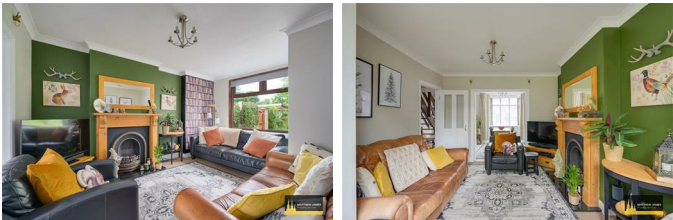


Entrance Hallway



Lounge

14'6 x 10'9 (4.42m x 3.28m)



Downstairs WC

4'7 x 2'6 (1.40m x 0.76m)

Hallway Landing

Bedroom One
12'4 x 8'8 (3.76m x 2.64m)



Shower Room



Bedroom Two
10'11 x 10'3 (3.33m x 3.12m)



Rear Garden



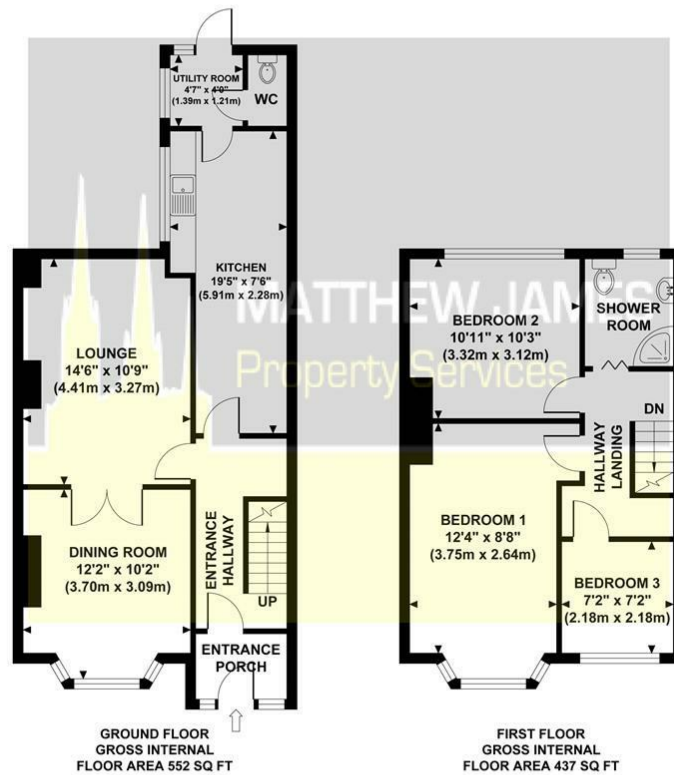
Bedroom Three
7'2 x 7'2 (2.18m x 2.18m)



Floor Plan

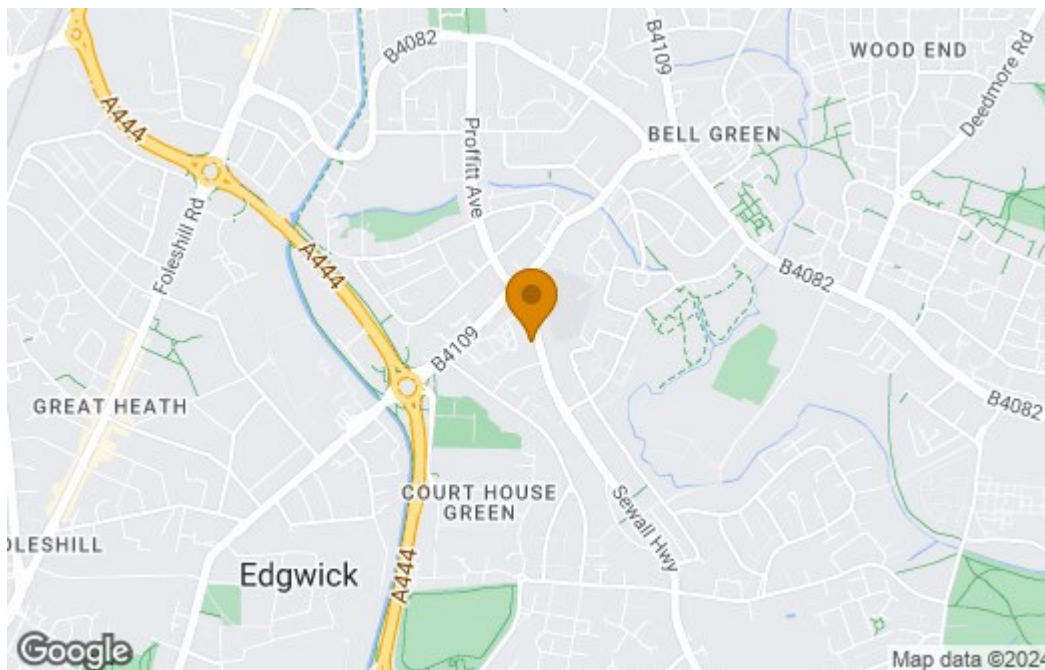
751 SEWELL HIGHWAY

Approximate Gross Internal Area 989 sq ft / 91.90 sq m

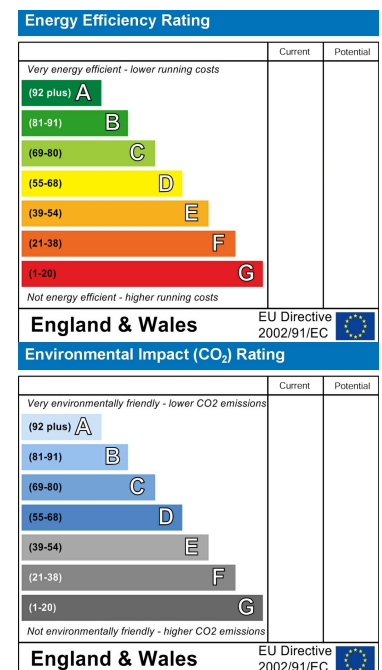


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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