

Road Map



Hybrid Map



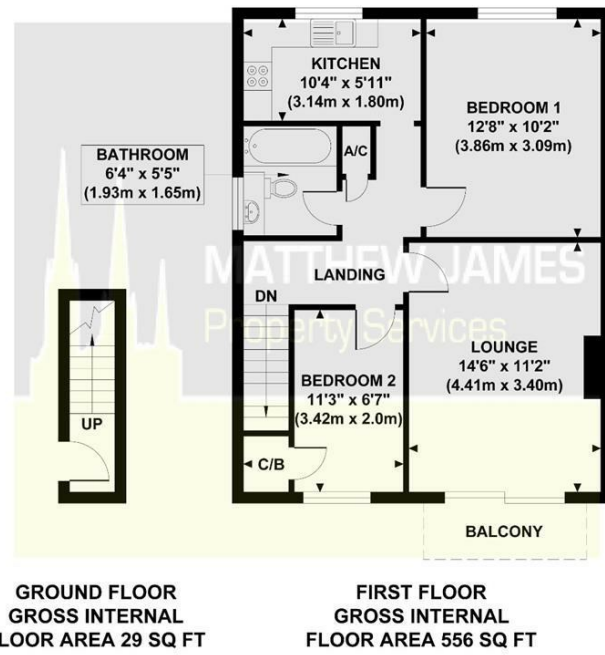
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**SEDGEMOOR ROAD**  
Approximate Gross Internal Area  
585 sq ft / 54.34 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.



**216 Sedgemoor Road**

Stonehouse Estate, Coventry CV3 4DZ

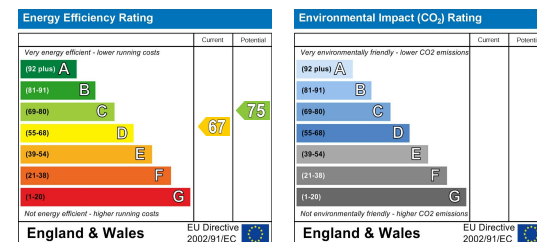
Offers Over £125,000



Viewing

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

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

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter



# 216 Sedgemoor Road

Stonehouse Estate, Coventry CV3 4DZ

Offers Over £125,000



## Approach

Having paved pathway that leads to the front door and into the:

## Hallway

Having stairs that lead up to the hallway with airing cupboard, access to the loft area and doors leading off to the:

## Lounge Dining Room

14'6 x 11'2

Having a feature fireplace with inset electric fire, hearth and mantle and sliding patio doors to the front elevation and the:

## Balcony

Having balustrade.

## Bedroom One

12'8 x 10'2

Having a PVCu double glazed window to the rear elevation.

## Bedroom Two

11'3 x 6'7

Having a PVCu double glazed window to the front elevation and built in cupboard.

## Family Bathroom

6'45 x 5'5

Having a PVCu double obscure glazed window to the side elevation, panel bath, vanity style sink with built-in WC and storage beneath, heated ladder style towel rail and tiling to all splash prone areas.

## Kitchen

10'4 x 5'11

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, space and plumbing for a washing machine, built in oven with hob and extractor over and tiling to all splash prone areas.

## Rear Garden

Having a fenced perimeter and being mainly laid to decorative gravel with brick built storage.

