



**MATTHEW JAMES**  
Property Services



## 2 Evergreen Close

Allesley, Coventry, CV5 9NX

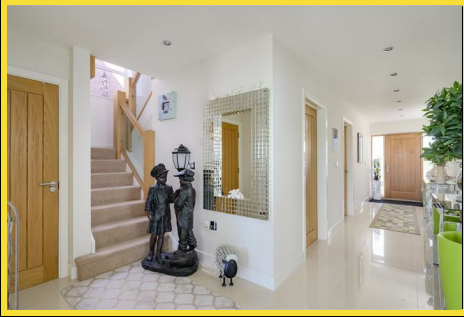
Offers Over £650,000



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## GROUND FLOOR

### Hallway -

### Living Room

19'5" x 19'4" (5.94 x 5.91)

### Kitchen

21'6" x 13'1" (6.57 x 4.01)

### Sun Room

11'10" x 9'10" (3.63 x 3.02)

### Utility Room

5'3" x 4'11" (1.62 x 1.52)

### Downstairs Cloakroom

4'11" x 2'11" (1.52m x 0.91m)

### Bedroom Four with Ensuite

12'3" x 9'4" (3.75 x 2.87)

## FIRST FLOOR

### Bedroom One with Ensuite

19'2" x 9'11" (5.86 x 3.04)

### Bedroom Two with Ensuite

16'3" x 15'9" (4.97 x 4.82)

### Bedroom Three

13'3" x 11'3" (4.06 x 3.45)

### Family Bathroom

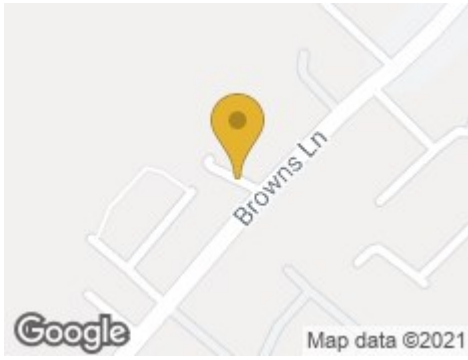
## OUTSIDE

### Garage

33'4" x 9'2" (10.18 x 2.81)



## Road Map



## Hybrid Map



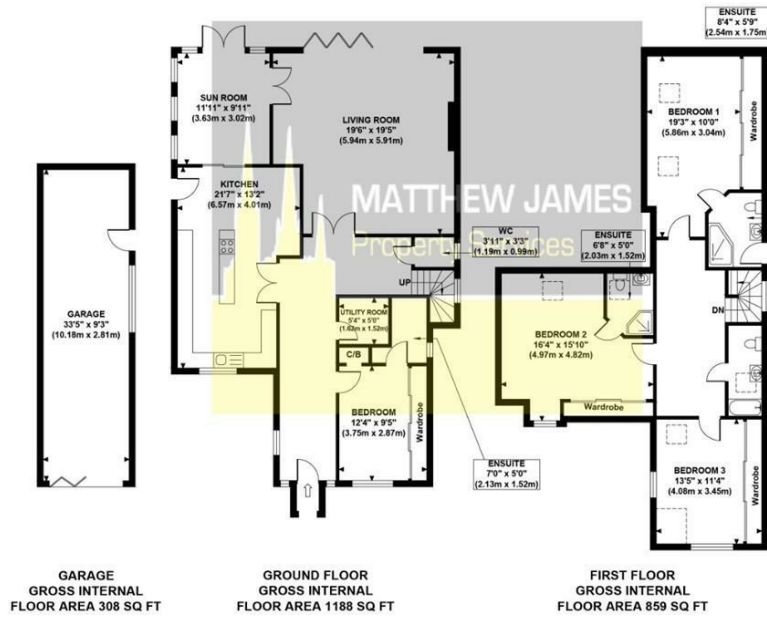
## Terrain Map



## Floor Plan

### EVERGREEN CLOSE

Approximate Gross Internal Area  
2355 sq ft / 218.8 sq m

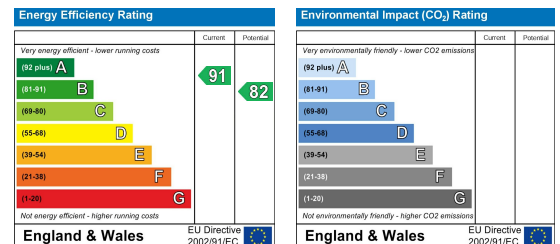


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## 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