

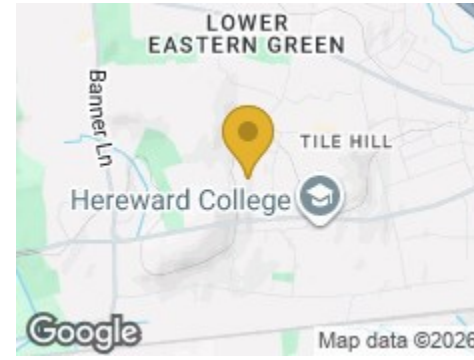
## Road Map



## Hybrid Map



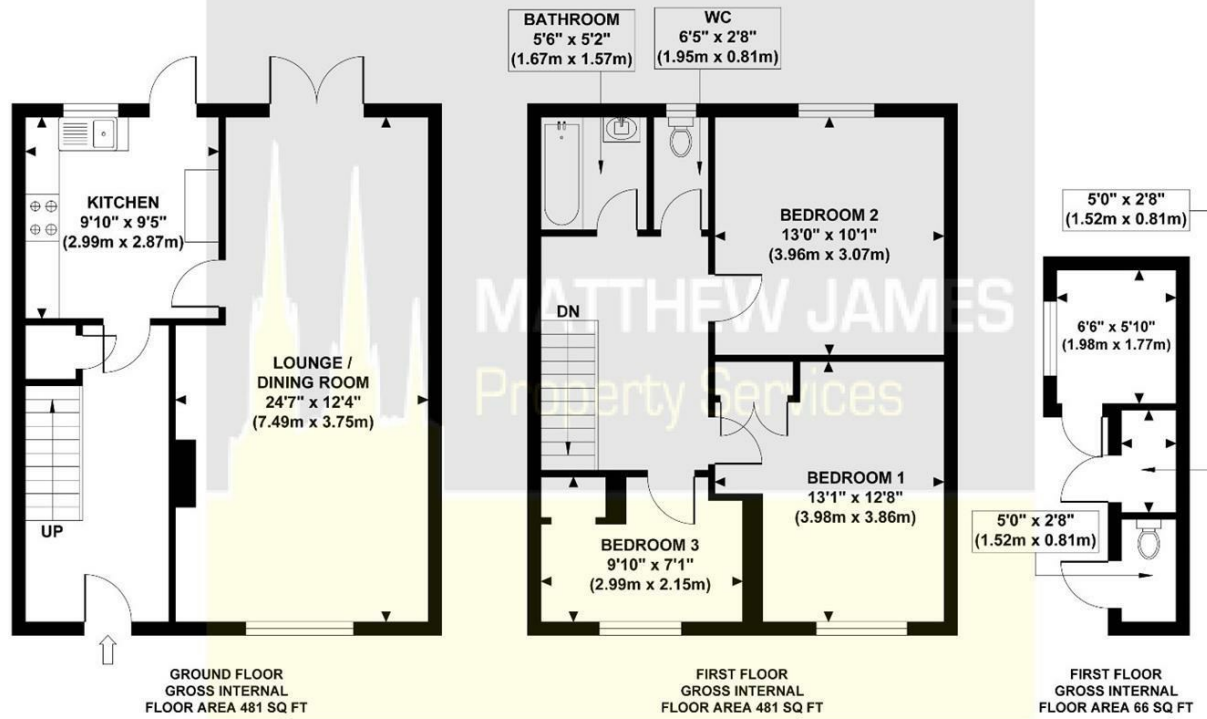
## Terrain Map



## Floor Plan

### 30 FALSTAFF ROAD

Approximate Gross Internal Area  
1028 sq ft / 95.50 sq m



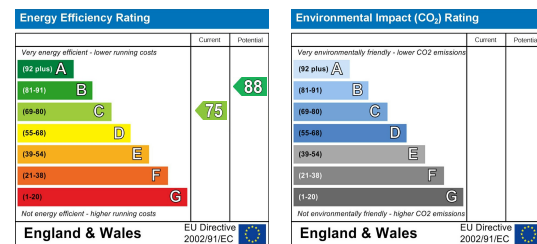
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Viewing

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

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.

## Energy Efficiency Graph



## 30 Falstaff Road

Tile Hill, Coventry CV4 9RY

£209,995



## CONTACT INFORMATION

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# 30 Falstaff Road

Tile Hill, Coventry CV4 9RY

£209,995



## Storage Area

5'0 x 2'8

## WC

5'0 x 2'8

Having a low level flush WC.

## Front Garden

Being tiered and laid mainly to decorative gravel with access to the side that leads to the rear elevation and through the composite front door leads to the:

## Entrance Hallway

Having stairs leading off to the first floor, under stairs storage and door leading to the:

## Kitchen

9'10 x 9'5

Having a newly installed PVCu double glazed door and window to the rear elevation with a range of wall, base and drawer units with work surface over, integrated electric oven with four ring electric hob and modern extractor over, splashback, space and plumbing for a washing machine and space for a fridge freezer.

## Lounge Dining Room

24'7 x 12'4

Having a PVCu double glazed window to the front elevation, PVCu double glazed French doors to the rear elevation and a feature fireplace with hearth, mantle and surround.

## First Floor Landing

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

## Bedroom One

13'1 x 12'8

Having a PVCu double glazed window to the front elevation and built-in wardrobe to the one wall.

## Bedroom Two

13' x 10'1

Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

7'3 x 5'7

Having a PVCu double glazed window to the front elevation.

## Family Bathroom

5'6 x 5'2

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower attachment over, vanity style wash hand basin with storage beneath and modern tiling to all splash prone areas.

## WC

6'5 x 2'8

Having a PVCu double obscure glazed window to the rear elevation, low level flush WC with built-in wash hand basin over and modern tiling to all splash prone areas.

## Rear Garden

Having fenced perimeters, paved patio area, mainly laid to lawn, access to the front elevation via a pedestrian gate and access into the:

## Outbuildings:

## Garden Room / Home Office / Bar Area / Studio

6'6 x 5'10

Having a PVCu double glazed window to the side elevation and having power and lighting. Perfect for the home office, garden bar or studio.

