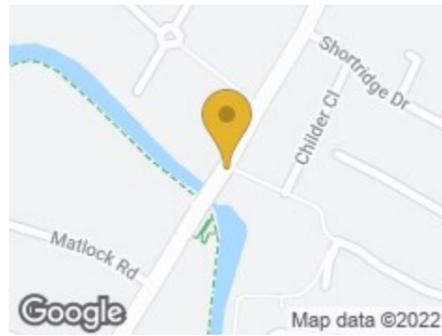


Road Map



Hybrid Map



Terrain Map

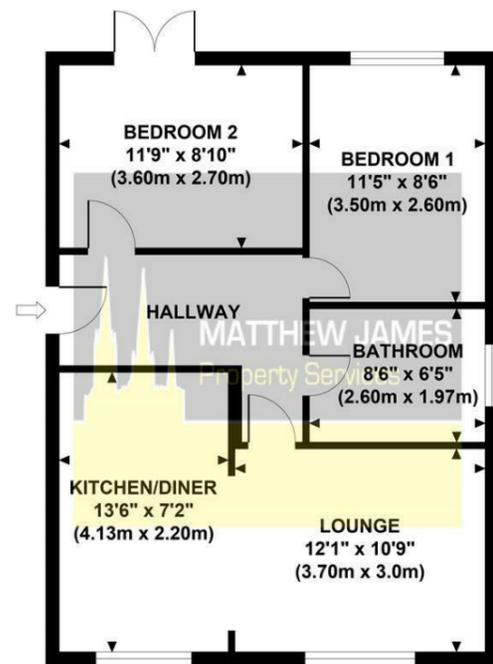


MATTHEW JAMES
Property Services

Floor Plan

CHILDER HOUSE

Approximate Gross Internal Area 588 sq ft / 54.60 sq m



GROSS INTERNAL FLOOR AREA 588 SQ FT

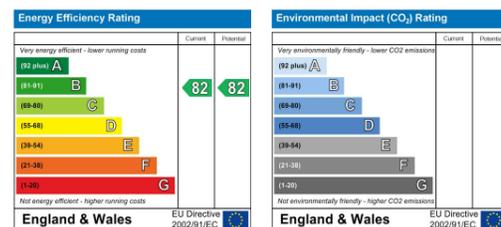
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

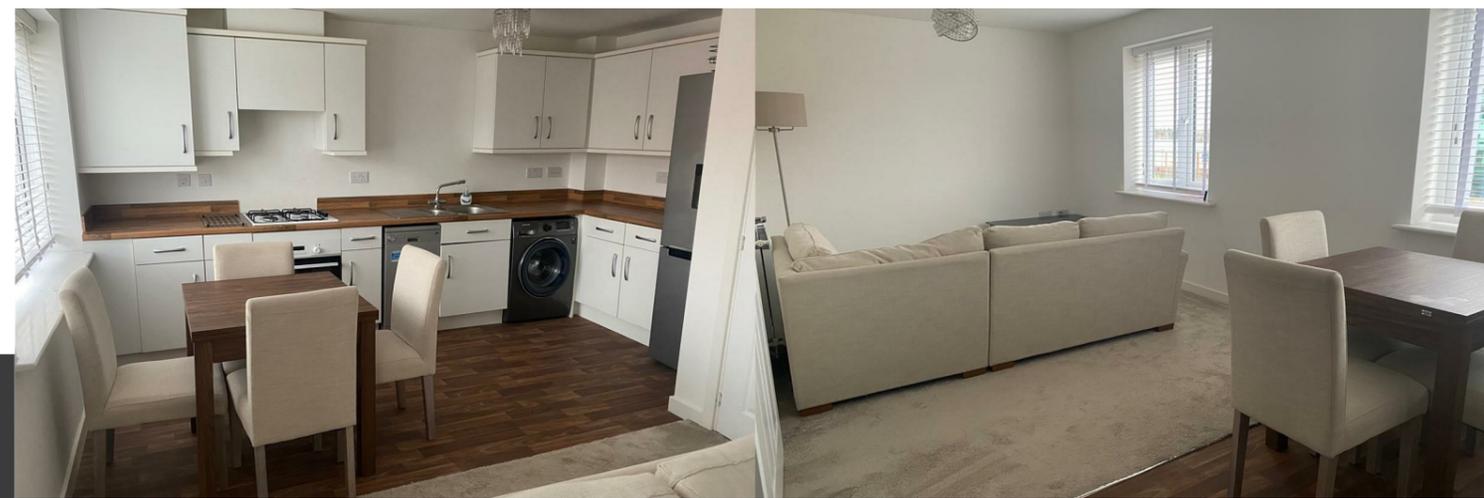
Energy Efficiency Graph



3 Childer Close

Paragon Park, Coventry CV6 5NL

Offers Over £130,000



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

3 Childer Close

Paragon Park, Coventry CV6 5NL

Offers Over £130,000



Communal Areas

Accessed via a security door, secure post boxes and the property is based on the fourth floor having private access landing.

Entrance Hallway

Having double storage coat and shoe cupboard, security intercom system and doors leading off to:

Bedroom One

11'9 x 8'10

Having opening PVCu double glazed French doors and Juliet balcony to the rear elevation and built-in mirrored wardrobe to the one wall.

Bedroom Two

11'5 x 8'6

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

Family Bathroom

8'6 x 6'5

Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Open Plan Living Area

12'1 x 10'9

Having a PVCu double glazed window to the front elevation.

Kitchen Dining Area

13'6 x 7'2

Having a PVCu double glazed window to the front

elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer and an integrated oven with four ring gas hob and extractor over.

Allocated Parking

This property benefits from an allocated parking space.

