



## 8 Farlow Close, Coventry, CV6 7NN

### Offers Over £325,000

New to the market this charming detached family home, tucked away in the peaceful cul-de-sac of Farlow Close. Well presented and spacious throughout this three-bedroom property offers the perfect blend of comfort, space, and convenience in a highly sought-after residential area.

From the moment you arrive, the generous driveway with space for three cars and electric garage door set the tone for a home that's both practical and inviting. Inside you are welcomed into a bright and spacious lounge, while the separate dining room provides an elegant setting for family meals and entertaining. The well-appointed kitchen offers ample room for cooking and storage overlooking the rear garden. Upstairs, you'll find three double bedrooms, including a master suite with en-suite shower room, and a well appointed family bathroom.

Step outside to discover the rear garden, a tranquil retreat perfect for relaxing or hosting summer gatherings. Located within walking distance of excellent primary and secondary schools, and just moments from local shops and major retail parks, the location of this home is the ideal balance of peaceful living and urban convenience.

A very rare opportunity in a prime location, book your viewing today and experience the charm of Farlow Close for yourself.



## Approach / Driveway

## Entrance Porch

## Entrance Hallway



## First Floor Landing



## Master Bedroom

12'0 x 9'10 (3.66m x 3.00m)



## Lounge

16'8 x 12'5 (5.08m x 3.78m)



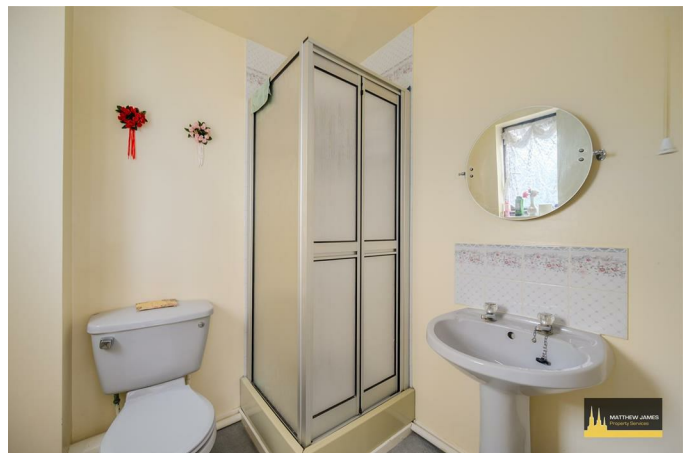
## Dining Room

9'11 x 9'7 (3.02m x 2.92m)



## Master En-Suite

6'3 x 5'10 (1.91m x 1.78m)



## Kitchen

14'8 x 9'7 (4.47m x 2.92m)



### Bedroom Two

12'3 x 8'5 (3.73m x 2.57m)



### Bedroom Three

10'2 x 8'9 (3.10m x 2.67m)



### Rear Garden



### Family Bathroom

6'9 x 5'3 (2.06m x 1.60m)



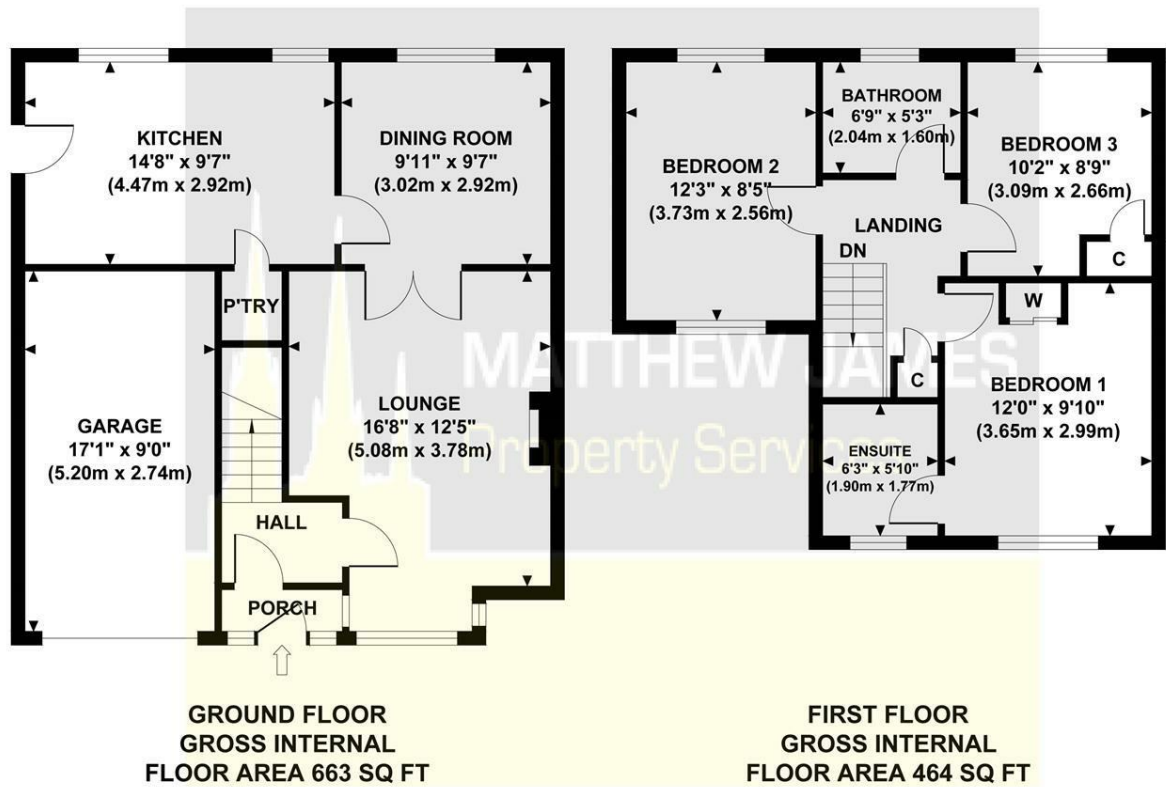
### Garage



Floor Plan

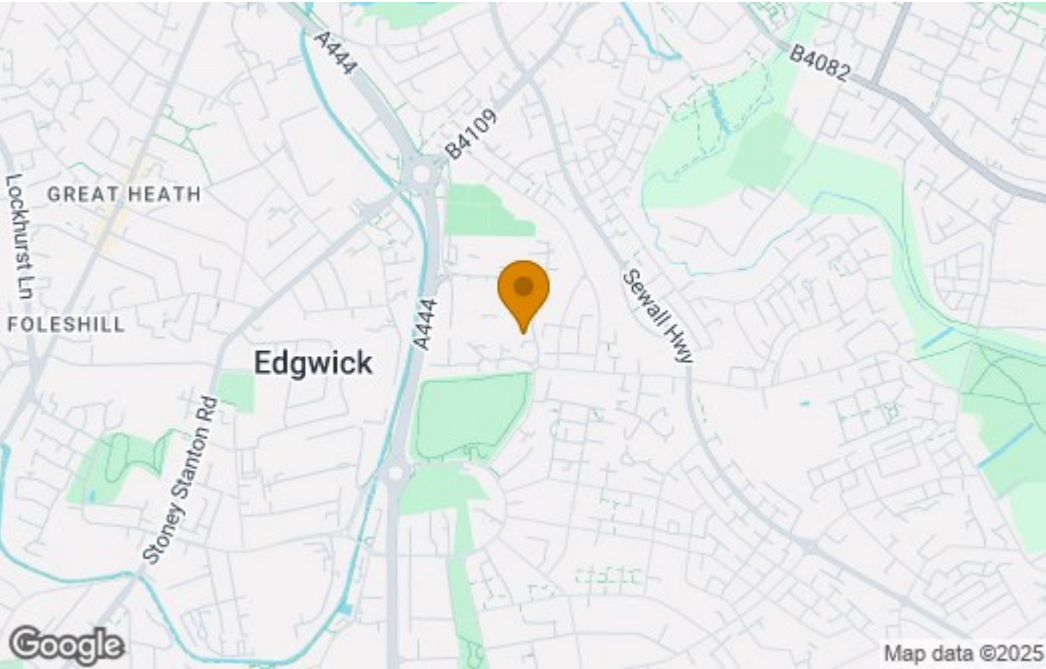
8 FARLOW CLOSE

Approximate Gross Internal Area 1127 sq ft / 104.70 sq m

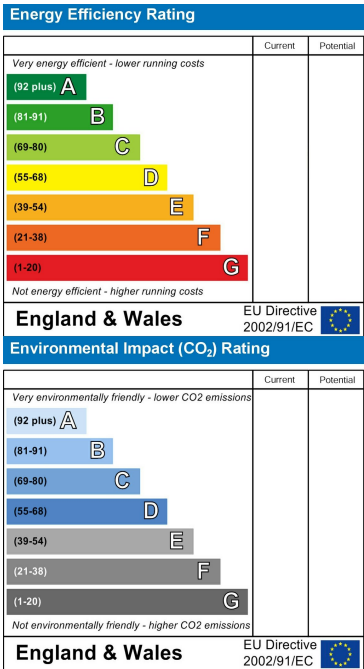


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter