MATTHEW JAMES
Property Services

3 Phillips Walk

Weavers Wharf, Coventry, CV6 7PU

We know you're going to love this little gem as much as we do! Built in 2019, this stunning two bed, semi detached property sits on the Weavers Wharf development - being canal side you can enjoy the tranquil setting, take a lovely walk along, or simply watch the ducks play. Surrounded by great amenities and just minutes away from the A444 giving easy access to get around the city and major networks - it's ideal for those that need to commute too.

The property is beautifully presented and modern from top to bottom, as soon as you step inside the homely feel continues throughout, with every room bright and airy - there is nothing to do but move in and enjoy. The lounge area is the first stop from the hallway and also has a handy storage cupboard. Continue through to the kitchen / diner which is fully kitted out with plenty of storage and space for everything required to enjoy family meals. Experience garden views through the patio doors to bring the outside in and watch the little ones plays.

Head back inside and up the stairs to the first floor, there are two great sized double bedrooms, one to front and one to the rear, with the family bathroom snuggled in the middle. Back downstairs, the ground floor also boasts a handy cloakroom which makes this property practical as well as stylish.

Offers Over £199,995

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2 1 1 B

- Great Location - Immaculate Throughout
- Fantastic Starter Home
- Two Double Bedrooms
- Downstairs Cloakroom
- Built in 2018 - New Build Warranty
- Good Sized Garden
- EPC Rating B
- Council Tax Band B

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge
15'1" x 9'3" (4.62 x 2.84)

Kitchen / Diner
12'7" x 7'8" (3.84 x 2.36)

FIRST FLOOR

Bedroom One
12'7" x 8'5" (3.84 x 2.59)

Bedroom Two
12'7" x 8'2" (3.84 x 2.49)

Family Bathroom
6'3" x 5'7" (1.91 x 1.72)

Directions

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Emma Sheridan

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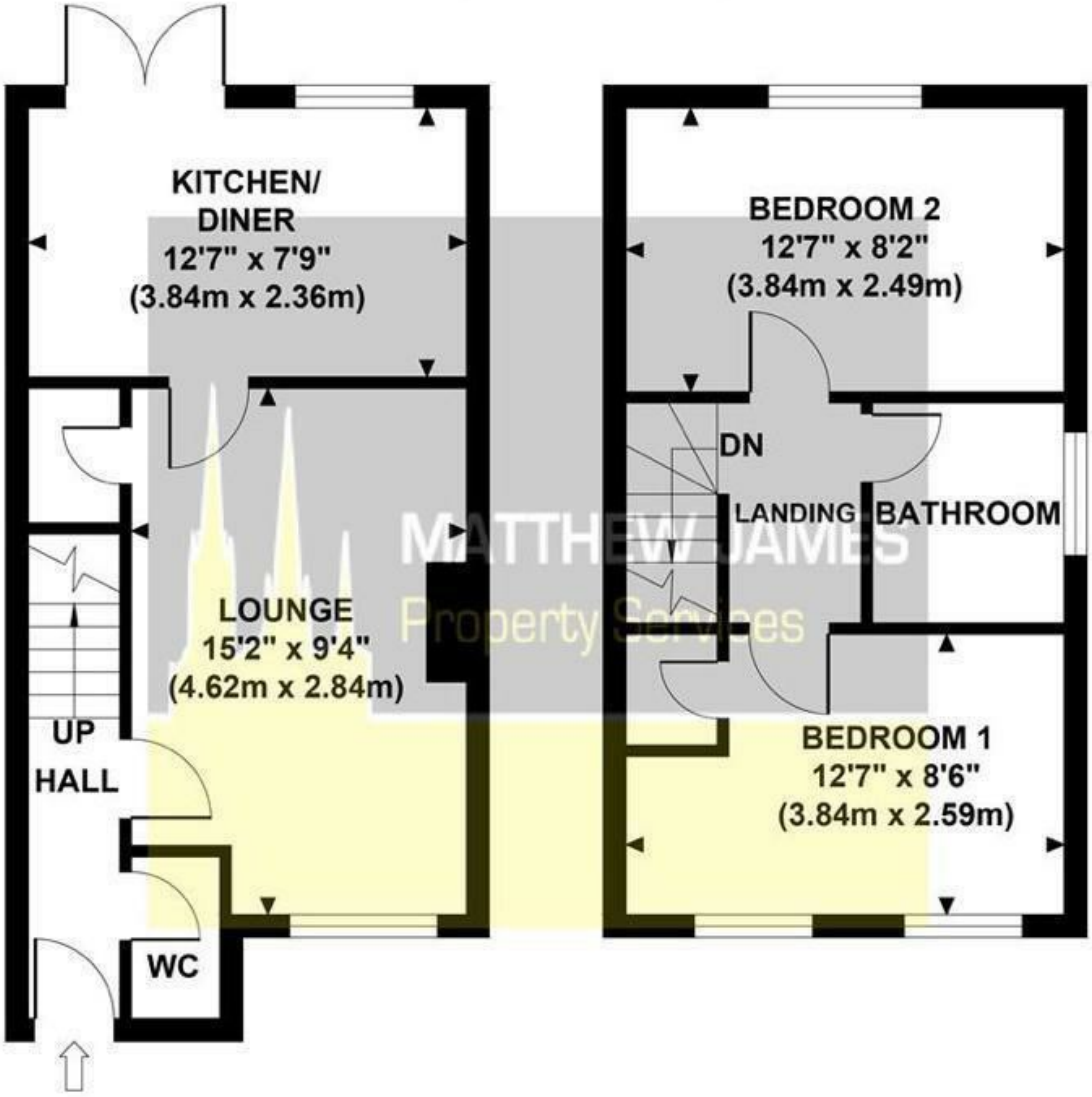
Floor Plan

Phillips Walk

Approximate Gross Internal Area
603 sq ft / 56.0 sq m

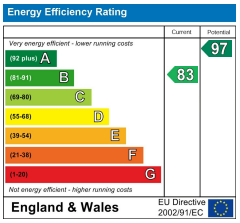


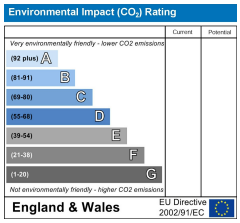
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 309 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 294 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.

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 firms 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

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Twitter