



**44 Fletchamstead Highway, Coventry, CV4 7AR**  
**£389,995**

We're delighted to offer this fabulous, traditional double bayed, semi-detached property for sale. With four double bedrooms and spanning over three floors - it's a fantastic, versatile family home, even better it's offered with no upward chain. This home is well presented and very spacious, you'll be welcomed into the entrance hallway, which leads into not one but two spacious lounges, one to the front and one to the rear. Each has a lovely feature gas fireplace, offering the perfect places to relax or entertain. Swing open the French Doors to the rear and enjoy the garden view.

Continue into the kitchen with lots of storage and benefiting from an integrated oven, electric hob, fridge and space for washing machine. Adjoining is the dining room / conservatory which also has access into the integral garage. A handy ground floor WC completes the ground floor.

Head upstairs to the first floor, where three excellent sized double bedrooms await; the Master bedroom features en-suite facilities, large bay window and fitted storage. The family bathroom is a good size and a relaxing Jacuzzi bath awaits you after a long day. Rising again to the second floor, you'll find the light and airy fourth bedroom. Perfect for teenagers, visiting relatives or as a quiet office space, Velux windows provide plenty of light and the eaves storage makes good use of the space.

Outside the generous frontage allows parking for several vehicles and to the rear is a great sized garden. Mainly laid to lawn with a patio area and brick built barbeque, its perfect space for outdoor living and enjoying the private garden space.

### Entrance Hallway

"L" Shaped with stairs leading up to first floor and doors into

### Reception Room

14'1" x 13'5" (4.30 x 4.11)



To the front aspect with gas feature fireplace, radiator and PVCu window

### Lounge

17'1" x 11'5" (5.21 x 3.50)



To the rear aspect with gas feature fireplace and radiator. PVCu windows and patio doors that lead out to the rear garden.

### Kitchen

14'5" x 8'0" (4.40 x 2.46)

To the rear aspect, fully fitted selection of wall and base units. Integrated fridge, electric oven, grill, hob and extractor fan. PVCu window overlooking rear garden and doors into

### Downstairs WC

Consisting of Low level flush WC, wash hand basin and radiator.

### Dining Room / Conservatory

16'5" x 7'1" (5.01 x 2.17)



Traditionally built with skylight roof and radiator. PVCu windows and patio doors leading out to the rear garden space. An internal door gives you access into the garage.

### Garage

17'5" x 7'1" (5.32 x 2.17)

Integrated within the property and can also be accessed from the front driveway with an up and over door. The garage benefits from an electrical supply too.

## FIRST FLOOR

### Master En-Suite Bedroom

13'11" x 13'5" (4.25 x 4.11)



To the front aspect with PVCu bayed window, radiator and an excellent selection of fitted wardrobes and storage units. The en-suite benefits from being fully tiled with shower enclosure, low level WC, wash hand basin, radiator and PVCu obscured window.

**Family Bathroom**  
8'3" x 5'11" (2.53 x 1.81)



Tiled to splash prone areas, PVCu dual obscured windows, low level WC, wash hand basin and jacuzzi bath with shower over, extractor fan and radiator.

**Bedroom Two**  
11'3" x 10'7" (3.44 x 3.23)



To the rear aspect with PVCu window and radiator

**Bedroom Three**  
11'3" x 9'2" (3.44 x 2.81)



To the rear aspect with PVCu window, radiator and storage

**Bedroom Four**  
15'3" x 14'1" (4.66 x 4.31)



With Velux windows, eaves storage and radiator.

**OUTSIDE**

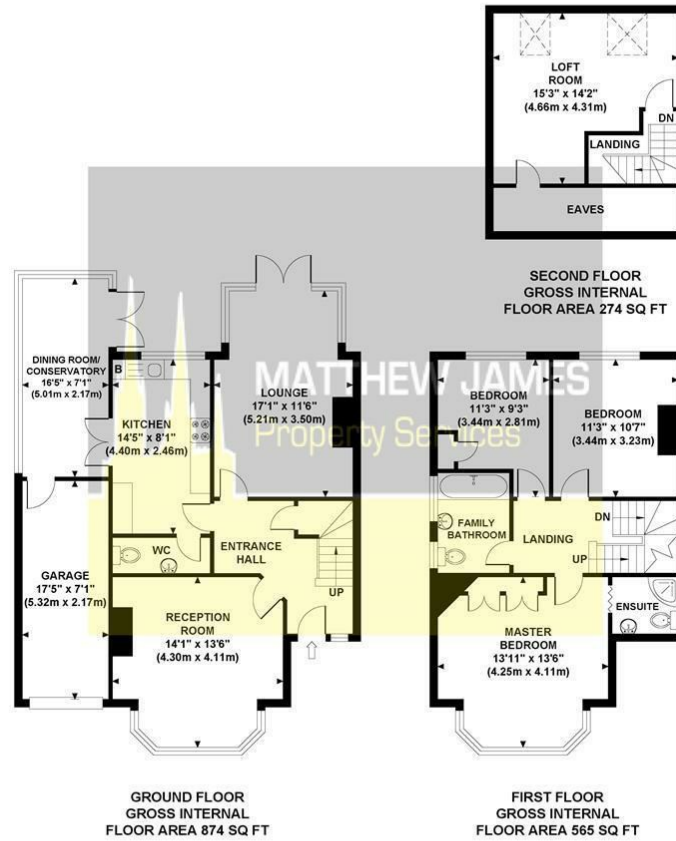
To the front, a large block paved driveway is low maintenance and also allows direct access into the integrated garage. To the rear, you'll find a private sunny garden with a good sized patio area and brick built barbecue. Greenery is provided by the vast lawn area, bordered with mature trees and shrubbery.

**SECOND FLOOR**

# Floor Plan

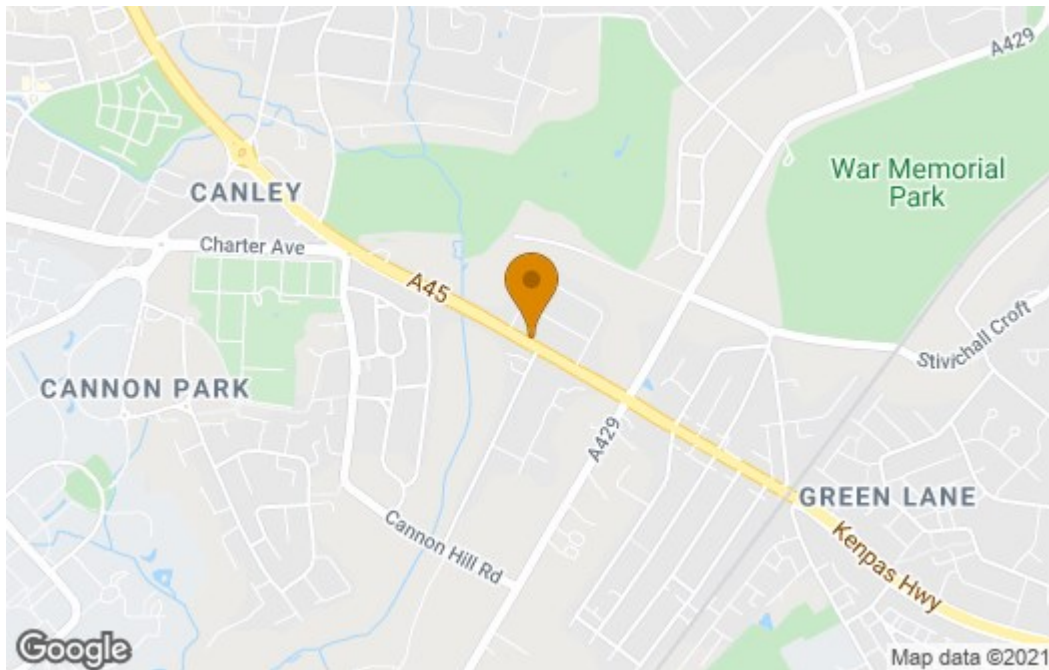
## FLETCHHAMSTEAD HIGHWAY

Approximate Gross Internal Area 1713.20 sq ft / 159.20 sq m

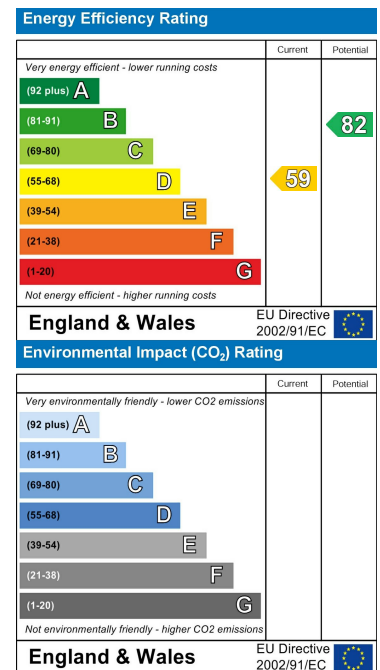


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

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