



MATTHEW JAMES

Property Services



633 Sewall Highway, Coventry, CV6 7JE

£149,995

TWO DOUBLE BEDROOMS... END OF TERRACE... UTILITY ROOM... VACANT & NO UPWARD CHAIN... READY TO GO! Located in Wyken, this property needs to be viewed to appreciate what is being offered for sale. Briefly comprising lounge, cottage style kitchen, utility room, two double bedrooms, family bathroom and front and rear gardens. Having the added benefit of PVCu double glazing (where specified), combi boiler gas central heating and VACANT with NO UPWARD CHAIN! Call us now to book you immediate viewing on 02477 170170!

Front Garden

With walled fore garden and mainly laid to lawn with access via the front door into the:

Entrance Hallway

Stairs off to the first floor and doors leading off to:

Lounge

13'7 x 11'2 (4.14m x 3.40m)

Having a PVCu bay window to the front elevation with a feature cast iron fireplace, mantle and surround shelving to the side and a door to:

Breakfast Kitchen

14'1 x 8'11 (4.29m x 2.72m)

Having a PVCu double glazed window to the rear elevation, PVCu double glazed window to the side, a range of 'cottage style' wall, base and drawer units with work surface over, Belfast sink, space for a range style cooker, space for an under counter fridge and freezer, under stairs storage cupboard and door leading to the:

Utility Room

5'6 x 4'4 (1.68m x 1.32m)

Having a PVCu double glazed window to the side elevation, wall mounted central heating boiler, plumbing and space for a washing machine.

Bedroom One

12'6 x 14'2 (3.81m x 4.32m)

Having two PVCu double glazed windows to the front elevation.

Bedroom Two

10'1 x 8'5 (3.07m x 2.57m)

Having a PVCu double glazed window to the rear elevation.

Family Bathroom

5'7 x 5'4 (1.70m x 1.63m)

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

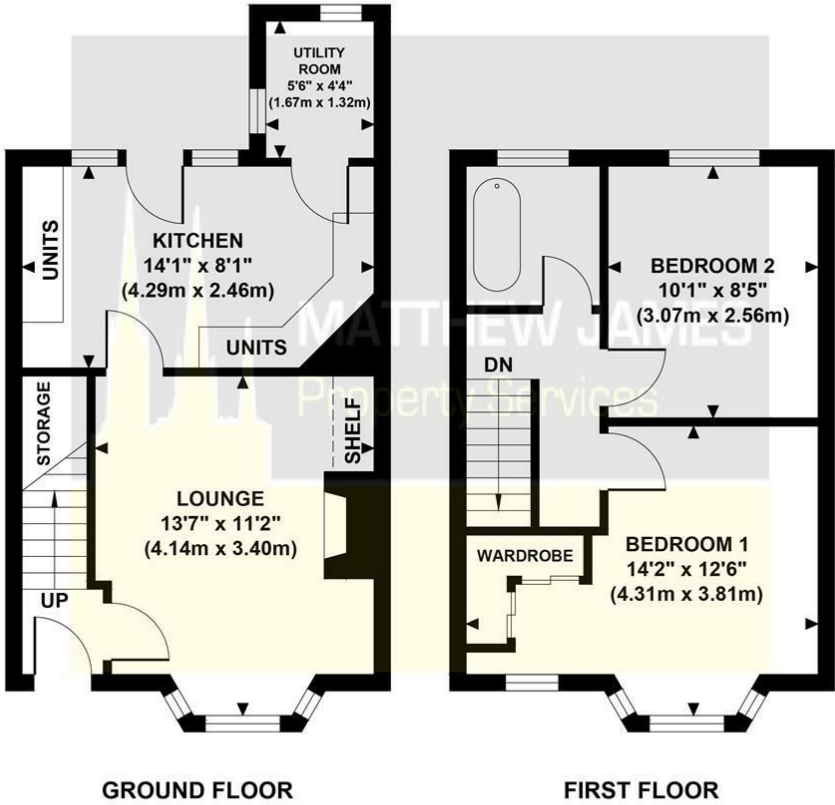
Rear Garden

Having paved patio area, fenced perimeters and pedestrian gate that leads to the front elevation.

Floor Plan

SEWALL HIGHWAY

Approximate Gross Internal Area: 614 sq ft / 57.0 sq m

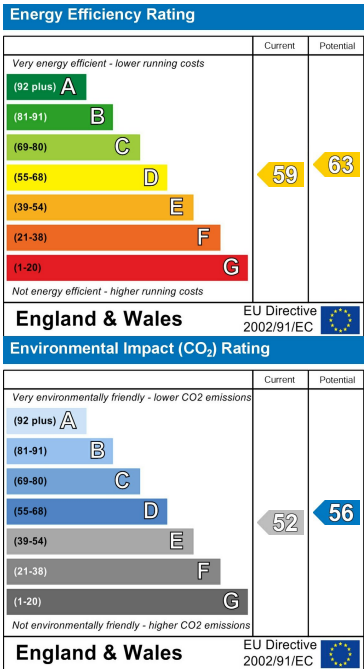


Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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