MATTHEW JAMES
Property Services

43 Arch Road, Coventry, CV2 5AD

£300,000

*** CHECK OUT MY KITCHEN*** Matthew James are delighted to bring to the market this traditional double bayed property. This home is the perfect size for a growing family, decorated to a high specification throughout, ready to move straight in and call home. Situated in the highly sought after Wyken area, ideal for families as close proximity to shops, local amenities, also within the catchment area for excellent primary and secondary schools, including the highly regarded Caludon Castle. Super convenient for working professionals at The University Hospital as you can walk there and if you love the outdoors, Caludon Castle Park is right on your doorstep.

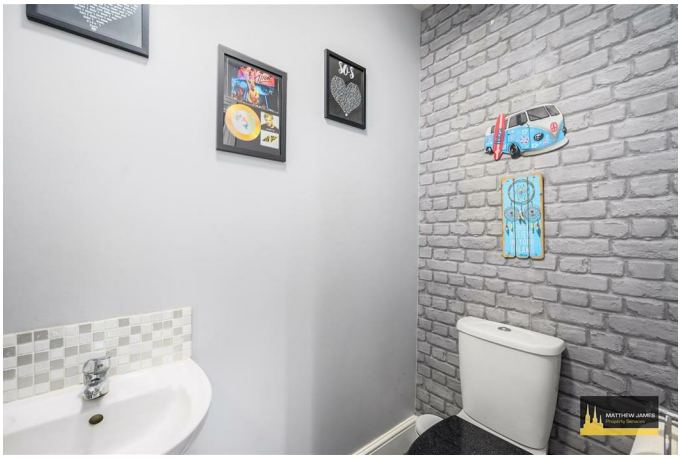
As you approach, hard standing at the front of the property for convenience and ease. Entrance hallway leading to the ground floor living space, cosy lounge featuring a log burner, handy ground floor WC, through to the true heart of the home...the amazing kitchen diner, perfect for family get together's and entertaining guests, separate snug area, space for your dining table and chairs, the large velux windows allow the area to flow with natural light and double doors open out to the fantastic rear garden which features a pergola perfect for the hot tub, large decking area for seating, artificial grass and path leading to the garage at the rear. The garden is not overlooked and is the perfect space for a summer party.

Upstairs, the property boasts family bathroom, two double bedrooms with built in wardrobes and a single bedroom, stairs up to the loft room, this is an excellent space currently being used as a bedroom, could also perfect for a home office or hobby room. Stunning views to the rear of the property overlooking the park.

This property is not to be missed. ..Call and book your viewing today to see the outstanding benefits and convenient location this home has to offer!

Approach

Ground Floor W.C

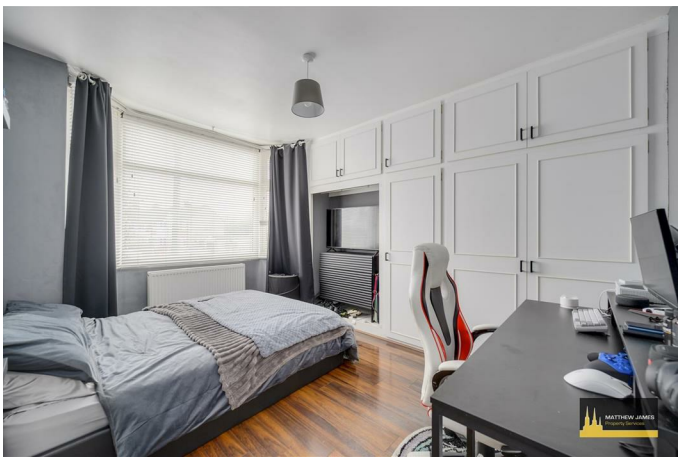


Entrance Hallway

First Floor Landing

Lounge
12'2 x 11'6 (3.71m x 3.51m)

Bedroom One
12'10 x 9'2 (3.91m x 2.79m)



Kitchen / Diner
25'7 x 15'6 (7.80m x 4.72m)

Bedroom Two
10'10 x 10'10 (3.30m x 3.30m)

Bedroom Three
6'7 x 6'3 (2.01m x 1.91m)

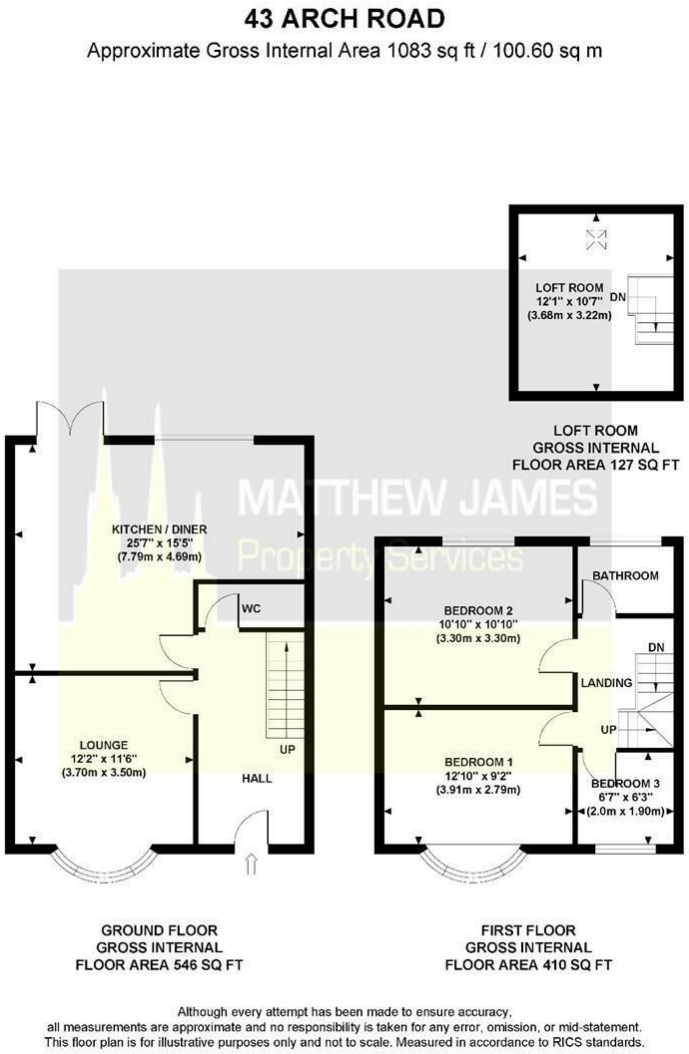
Bathroom

Loft Room
12'1 x 10'7 (3.68m x 3.23m)

Rear Garden

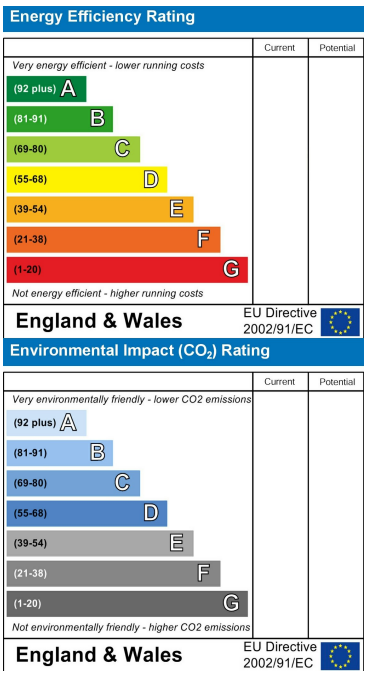
Garage

Floor Plan



Area Map

Energy Efficiency Graph



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