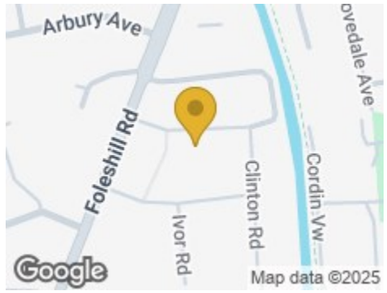
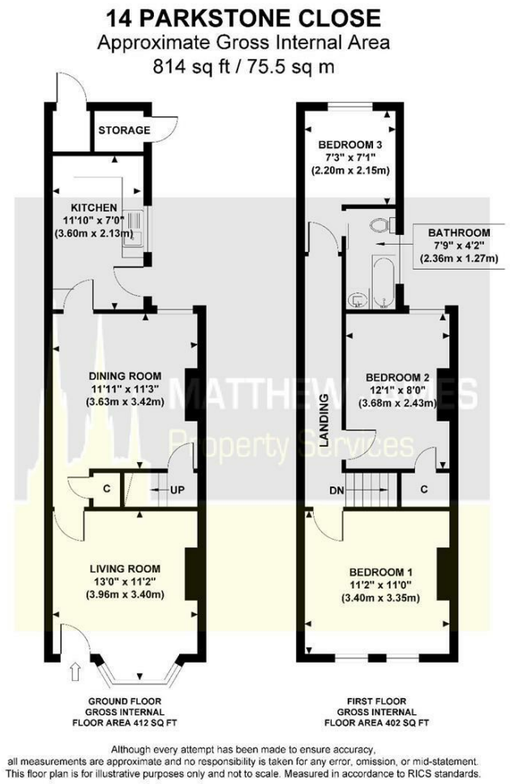
## Road Map




## Hybrid Map

## Terrain Map

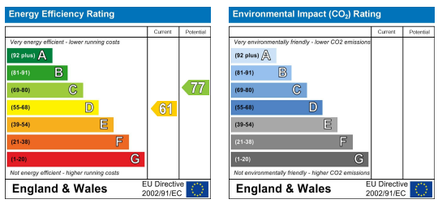
## Floor Plan




## Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

## 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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MATTHEW JAMES
Property Services

# 14 Parkstone Road

, Coventry CV6 7AL

## Offers Over £145,000

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# 14 Parkstone Road

, Coventry CV6 7AL

## Offers Over £145,000

**Approach/ Front Garden**
Having a walled and fenced perimeter with pathway that leads to:

**Living Room**
13' x 11'2
Having a PVCu double glazed bay window to the front elevation, feature fireplace with exposed brick and hearth and glazed door that leads to the:

**Dining Room**
11'11 x 11'3
Having a PVCu double glazed window to the rear elevation, fireplace with hearth, mantle and surround, original built-in cupboard and drawers, stairs off to the first floor and door that leads to the:

**Kitchen**
11'10 x 7'
Having a PVCu double glazed window and door to the side elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a gas cooker, space and plumbing for a washing machine, wall mounted Main central heating boiler and tiling to all splash prone areas.

**First Floor Landing**
Having doors leading off to:

**Bedroom One**
11'2 x 11'
Having two PVCu double glazed windows to the front elevation and cast iron fireplace.

**Bedroom Two**
12'1 x 8'
Having a PVCu double glazed window to the rear elevation, cast iron fireplace and over the stairs storage cupboard.

**Bedroom Three**
7'3 x 7'1
Having a PVCu double glazed window to the rear elevation

**Family Bathroom**
7'9 x 4'2
Having a PVCu double obscure glazed window to the side elevation, panel bath with shower attachment over, vanity wash hand basin, low level flush WC and tiling to all splash prone areas.

**Outside Rear**
Enclosed storage outside the back door, storage cupboard and further door that leads to the:

**Rear Garden**
Having fenced and walled perimeter with further storage and laid mainly to lawn.