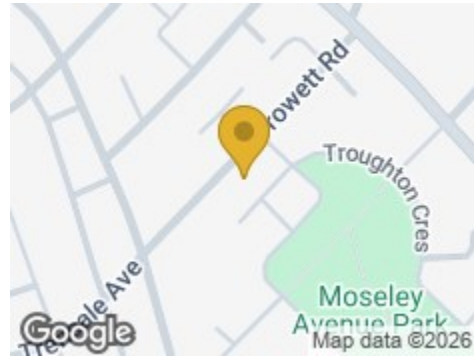


Road Map



Hybrid Map

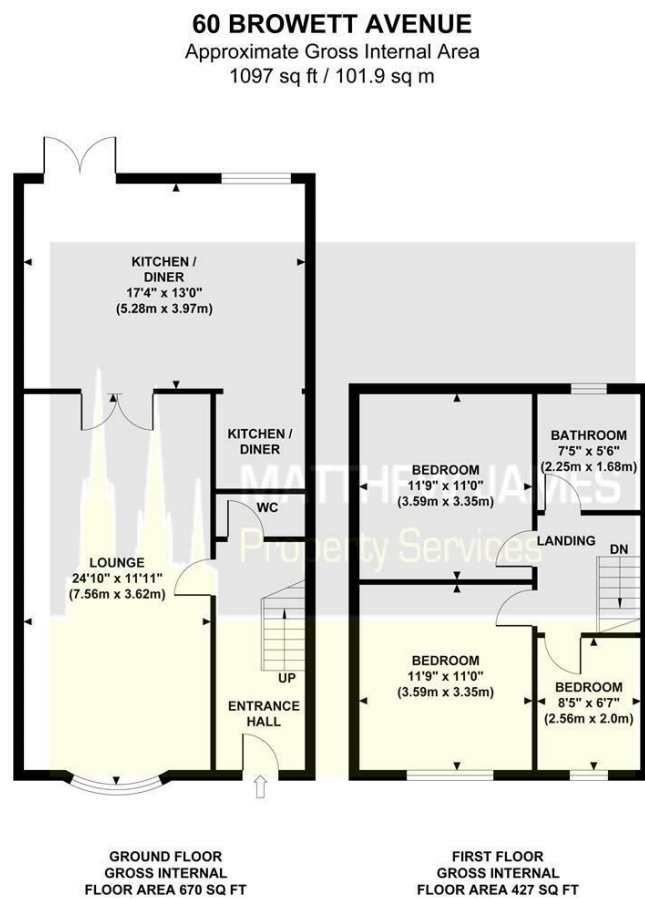


Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan



**60 Browett Road**

Coundon, Coventry CV6 1AY

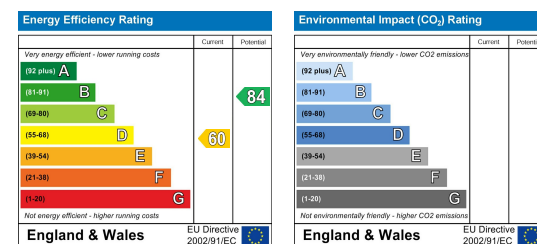
Offers Over £245,000



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 firm's 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

Facebook

Twitter



# 60 Browett Road

Coundon, Coventry CV6 1AY

Offers Over £245,000



## Front Garden

Having walled fore-garden with decorative railing and paved pathway that leads to the:

## Entrance Hallway

Having stairs that lead off to the first floor, under stairs storage and doors that lead off to:

## Ground Floor Cloakroom

Having a Low level flush WC, vanity wash hand basin with storage beneath, ladder style heated towel rail, extractor and tiling to all splash prone areas.

## Lounge Dining Room

24'10 x 11'11

Having a PVCu double glazed bay window to the front elevation, fireplace with hearth, mantle and surround to the one wall and double timber doors that lead to the:

## Open Plan Kitchen Dining Room

17'4 13'

Having a PVCu double glazed window and French doors to the rear elevation, a range of wall, base, display and drawer units with roll top work surface over, integrated fridge and freezer, space and plumbing for a washing machine, integrated oven with four ring gas hob and extractor over, seating area for dining table and chairs and tiling to all splash prone areas.

## First Floor Landing

Having balustrade, access to the loft area and doors leading off to:

## Bedroom One

11'9 x 11

Having a PVCu double glazed window to the front elevation.

## Bedroom Two

11'9 x 11

Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

8'5 x 6'7

Having a PVCu double glazed window to the front elevation.

## Family Bathroom

7'5 x 6'6

Having a PVCu double obscure glazed window to the rear elevation, low level flush WC, panel bath with shower over, vanity wash hand basin with storage beneath, ladder style heated towel rail, extractor and tiling to all splash prone areas..

## Rear Garden

Having a fenced perimeter, decked patio area, steps that lead to a mainly lawned garden area with a pedestrian gate that leads to the rear vehicular access area.

