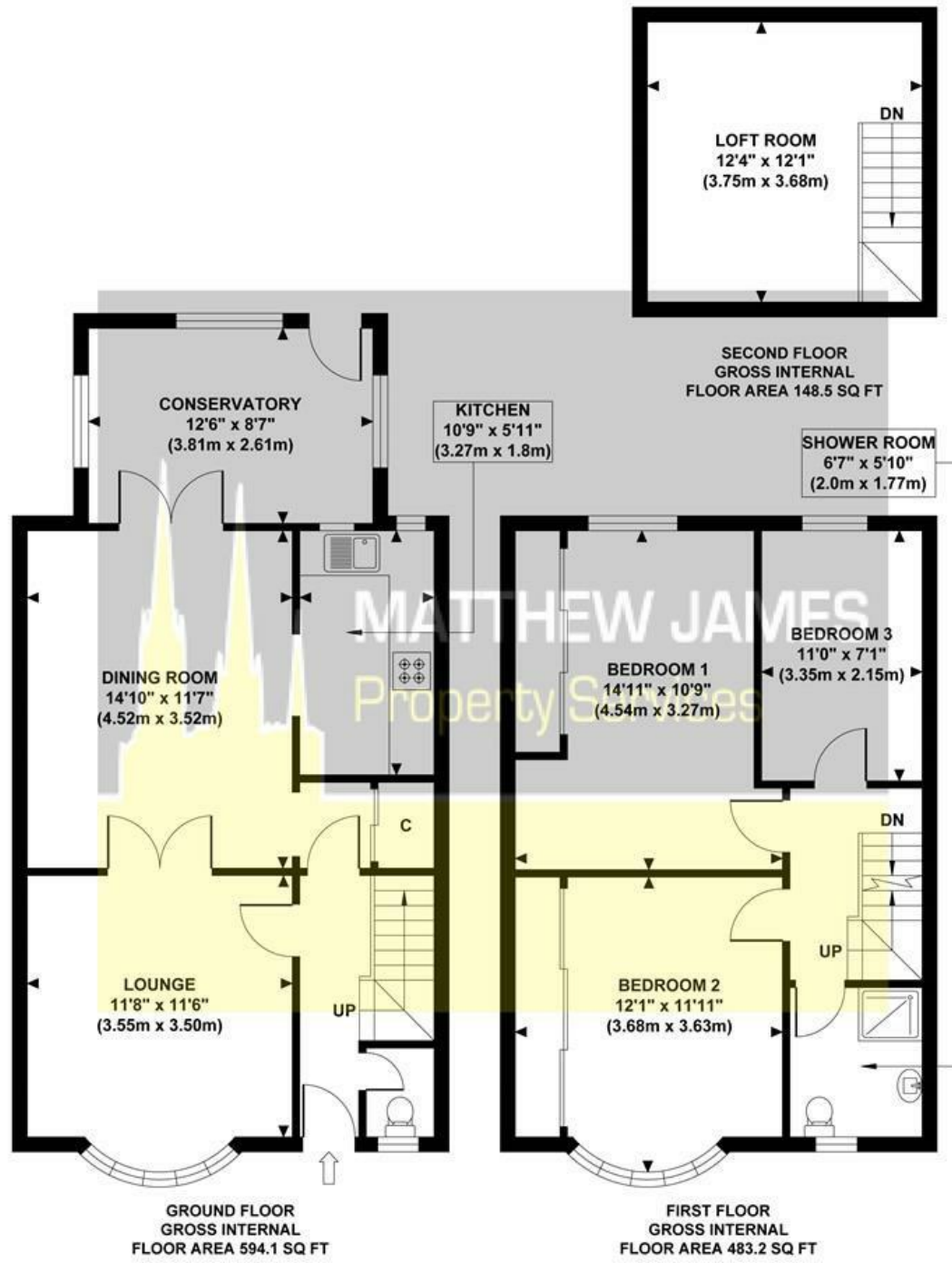


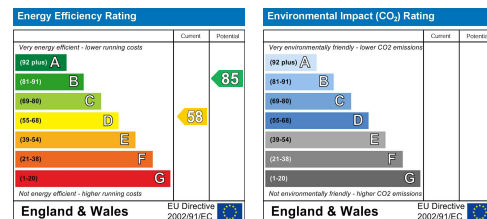
# STOKE GREEN

Approximate Gross Internal Area 1227 sq ft / 114.0 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.

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.



## 74 Stoke Green Stoke, Coventry CV3 1FP

Matthew James are delighted to offer for sale this three bedroom end of terrace double bay property no onward chain!!! Located in the popular Stoke area with lovely views over Stoke Green Park, this property boasts all the requirements of a beautiful home. Conveniently located for local shops, schools and amenities and easy access into Coventry city centre and Coventry university. Briefly comprising of shared driveway providing off road parking for one car to the side of the property, low maintenance front garden laid with stones, low level wall and access via a gate, entrance hallway, downstairs WC, lounge with double doors leading into the dining room and fitted kitchen, double doors leading out to the conservatory and door out to the rear garden. with a shed. To the first floor there are three bedrooms, two of which being generous size double bedrooms, fitted shower room and further stairs leading up to the loft room. Close to the A46 and main bus routes, Call us now to book your viewing of this lovely traditional home.

**Best Offers Around £250,000**

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

# 74 Stoke Green

Stoke, Coventry CV3 1FP



- **\*\*TRADITIONAL DOUBLE BAY\*\***
- **\*\*LOUNGE\*\***
- **\*\*CONSERVATORY\*\***
- **\*\*VIEWING STRONGLY ADVISED\*\***
- **\*\*THREE BEDROOMS\*\***
- **\*\*SEPARATE DINING ROOM\*\***
- **\*\*BOARDED LOFT ROOM\*\***
- **\*\*END OF TERRACE\*\***
- **\*\*DOWNSTAIRS WC\*\***
- **\*\*OVERLOOKING STOKE PARK\*\***



## Entrance Hallway

## Ground Floor WC

3'11" x 3'2" (1.19m x 0.97m')

## Lounge

11'8" x 11'6" (into bay) (3.56m' x 3.51m' (into bay))

## Dining Room

14'10" x 11'7" (4.52m' x 3.53m' )

## Kitchen

10'9" x 5'11" (3.28m' x 1.80m' )

## Conservatory

12'6" x 8'7" (3.81m x 2.62m')

## Hallway Landing

## Bedroom One

14'11" x 10'9" (4.55m' x 3.28m' )

## Bedroom Two

12'0" x 11'10" (into fitted wardrobes) (3.68m' x 3.63m' (into fitted wardrobes))

## Bedroom Three

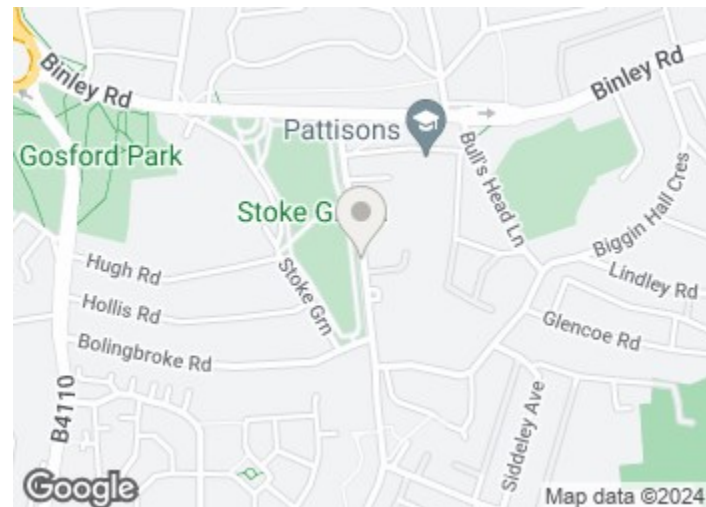
11'0" x 7'1" (3.35m' x 2.16m' )

## Loft Room

12'4" x 12'1" (3.76m' x 3.68m' )

## Front Garden/Shared Driveway

## Rear Garden



## Directions

