



## 74 Woodstock Road , Coventry, CV3 5HP

**SIMPLY STUNNING!** Completely Renovated To a Very High Standard...Fully Loaded with Mod Cons Throughout...Separate Annex with Additional Parking... Open Plan Kitchen / Diner...Three Double Bedrooms...Master Ensuite...Utility Space...Downstairs WC...No Upwards Chain... The property has been extended and completely renovated from top to bottom to make a dream home! Located in Cheylesmore, it's a fantastic, central location within easy reach of everything a family home needs for work or pleasure. Sitting on a very generous plot, this semi-detached property offers plenty of space internally and externally!

Step in through the porch, the property has a lovely homely feel, with its fresh, modern decor, fixtures and fittings throughout, it really is ready to just move in to....On the ground floor there is a spacious living room to the front of the property, The fabulous kitchen / dining area is well equipped with loads of storage and integrated appliances hidden away behind the modern design units. Tucked away is a very handy utility cupboard with space for a washing machine and a tumble dryer, a separate WC makes it very practical. Open up the bi-fold doors to the lovely rear garden and enjoy outdoor living.

The annex sits at the bottom of the garden, has the benefit of a separate gated entrance and parking, also fitted with all utilities..... the choice of use is all yours.....

**Offers In The Region Of £309,995**

# 74 Woodstock Road

, Coventry, CV3 5HP



- Completely Renovated & Extended
- Master En-Suite Bedroom
- High Spec Throughout
- Separate Annex with Parking
- Two Further Double Bedrooms
- No Chain
- Fabulous Kitchen / Diner
- CCTV Cameras & Alarm

## Hallway

## Living Room

13'1" x 11'2" (4.01 x 3.42)

## Open Plan Kitchen Diner

16'9" x 16'3" (5.13 x 4.97)

## Downstairs WC

## Master En-Suite Bedroom

14'0" x 11'2" (4.29 x 3.42)

## Bedroom Two

14'8" x 9'11" (4.49 x 3.04)

## Bedroom Three

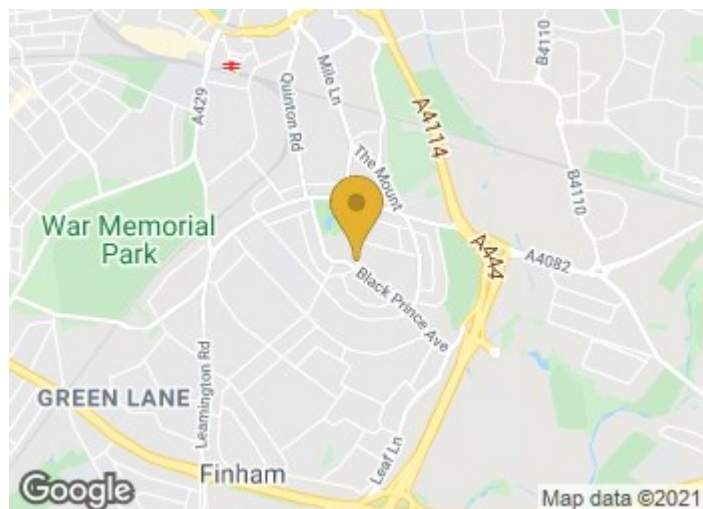
8'10" x 8'5" (2.71 x 2.59)

## Family Bathroom

## Annex / Office / Garden Room

15'1" x 12'5" (4.60 x 3.80)

## Outside

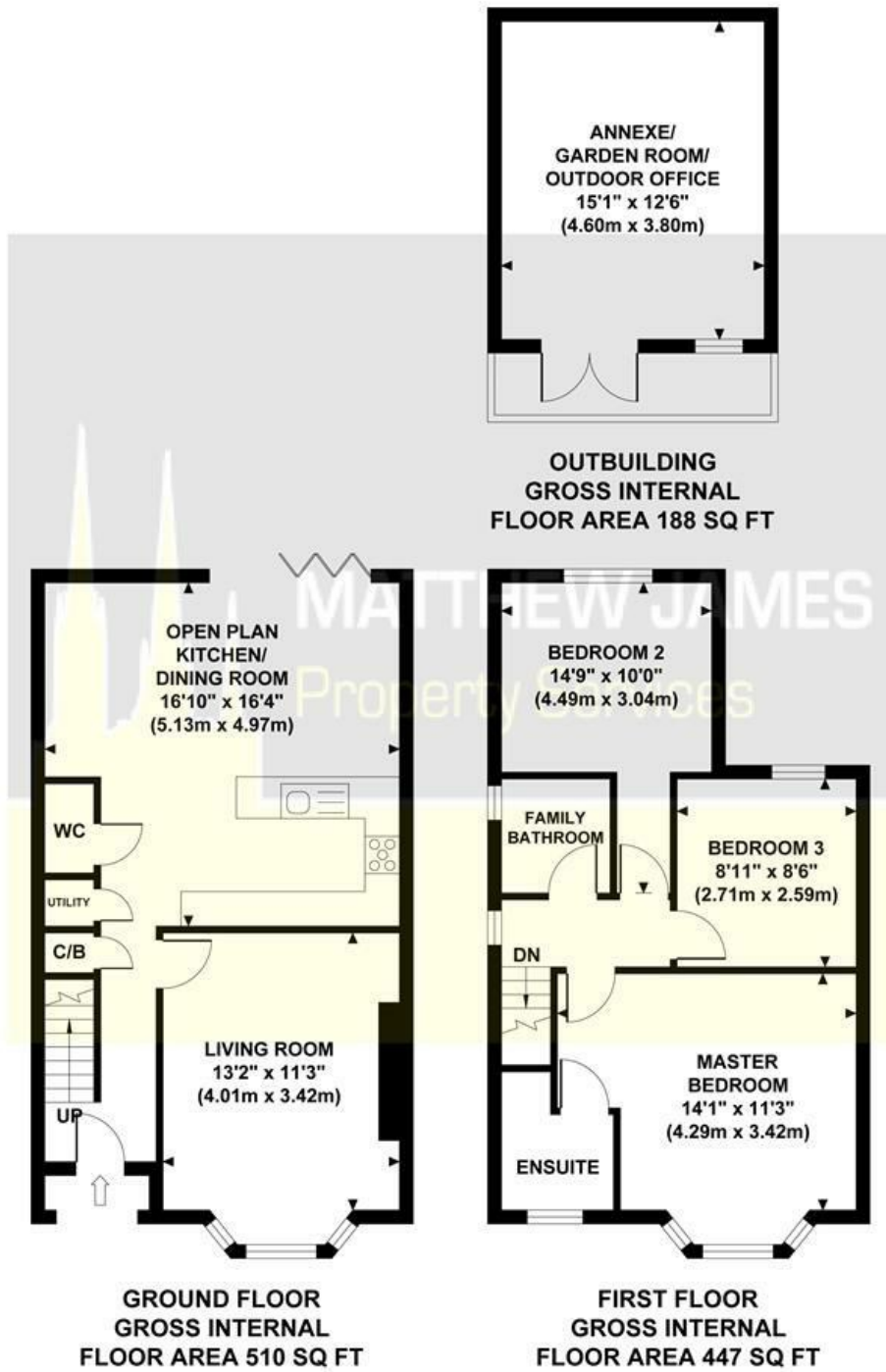


Directions



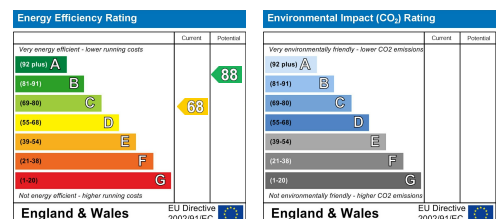
# WOODSTOCK ROAD

Approximate Gross Internal Area 1145 sq ft / 106.40 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.



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