MATTHEW JAMES
Property Services

86 Seneschal Road

, Coventry, CV3 5LH

Offers In The Region Of £234,995

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Hallway
A welcome hallway with storage space to put away coats and shoes. Here you'll find stairs to the first floor, a door into the cloakroom and access to the lounge.

Downstairs WC
A good size cloakroom with WC and sink. There is plenty of room for additional storage in here too.

Lounge
16'0" x 10'1" (4.89 x 3.08)
Natural daylight floods through this room from the window to the front aspect. It's a great place to sit back and relax. Separated from the kitchen / diner by sliding doors, open these to create the all round open plan living space.

Kitchen / Diner
16'0" x 8'7" (4.9 x 2.62)
To the rear aspect, it has a great range of units and drawers, providing space for all appliances. There is a side door to take you out to either the rear garden or front of the property, handy for putting the washing or rubbish outside. Lots of room for table and chairs to catch up with everyone or perhaps have a chat at the breakfast bar. Open up the patio doors to the rear garden and let the fresh air in.

Shower Room
6'2" x 6'1" (1.89 x 1.86)
Recently renovated and fully tiled, this shower room has a modern feel with shower enclosure, vanity unit, WC and towel rail.

Bedroom One
12'4" x 10'4" (3.76 x 3.15)
To the rear aspect, with fresh decor and carpets, this room is great in size to comfortably place a double bed and storage.

Bedroom Two
12'11" x 8'1" (3.94 x 2.48)
To the front aspect, this room is neutral and perfect for winding down after a busy day for a good nights rest.

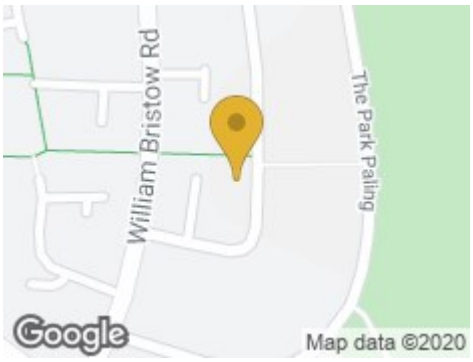
Bedroom Three
9'10" x 7'10" (3.02 x 2.39)
To the front aspect, this room would lend itself as a bedroom, nursery or even a home office / study

Front Garden
Low maintenance and paved

Rear Garden
Great sized patio area to take advantage of the south facing garden. Perfect for those morning coffees or summer days. The mature boarders surround the lawned area and there's access to the garage.

Garage
18'0" x 8'2" (5.5 x 2.5)
Up and over door to the front and uPVC door and window to the rear which opens out into the garden. With an electrical supply, it is a great addition for storage.

Road Map



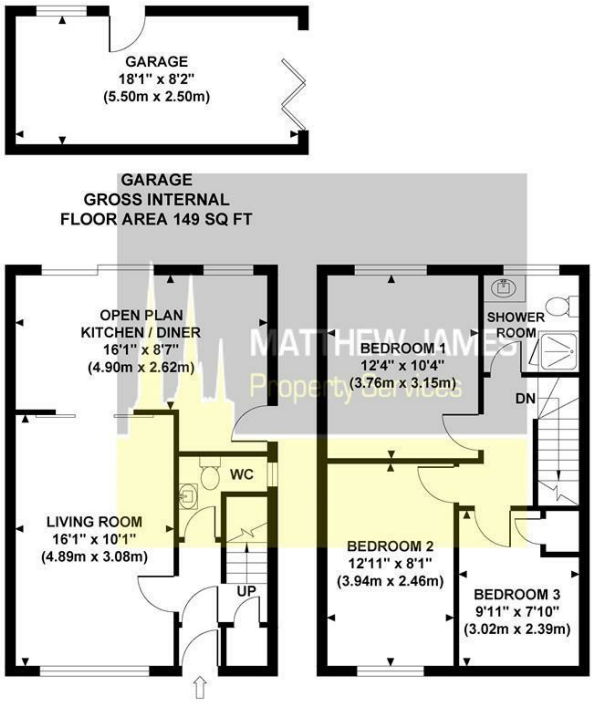
Hybrid Map

Terrain Map

Floor Plan

Seneschal Road

Approximate Gross Internal Area 950 sq ft / 88.30 sq m

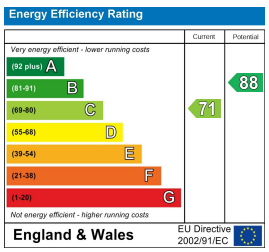


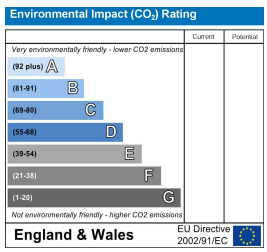
Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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





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