



# MATTHEW JAMES

## Property Services



## 18 Flockton Gardens, Coventry, CV6 7PX

### £210,000

TWO DOUBLE BEDROOMS... SEMI DETACHED... NO UPWARD CHAIN... GROUND FLOOR WC... CUL-DE-SAC LOCATION... PERFECT FOR THE FIRST TIME BUYER... QUIET LOCATION... GREY GLOSS MODERN KITCHEN DINING ROOM... IMMACULATE THROUGHOUT. Located on Flockton Gardens on the Weavers Wharf development, this stunning semi-detached house is perfect for first-time buyers seeking a comfortable and stylish home.

As you enter, you will find a well-proportioned reception room that offers you space to sit and relax. The property boasts two spacious double bedrooms, providing ample space for rest and relaxation whilst the modern bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the modern grey gloss open-plan kitchen which creates a perfect space for family meals and social gatherings, making it a delightful hub for everyday living.

Additionally, the property benefits from a ground floor WC, enhancing convenience for both residents and visitors. The house is still under NHBC warranty, offering peace of mind for your investment. Off-road parking is also available to the side, providing a practical solution for vehicle parking.

Overall, this semi-detached house is immaculate throughout and presents an excellent opportunity for those looking to step onto the property ladder in Coventry. With its modern features and prime location, it is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely house your new home. Call us now and book your viewing!



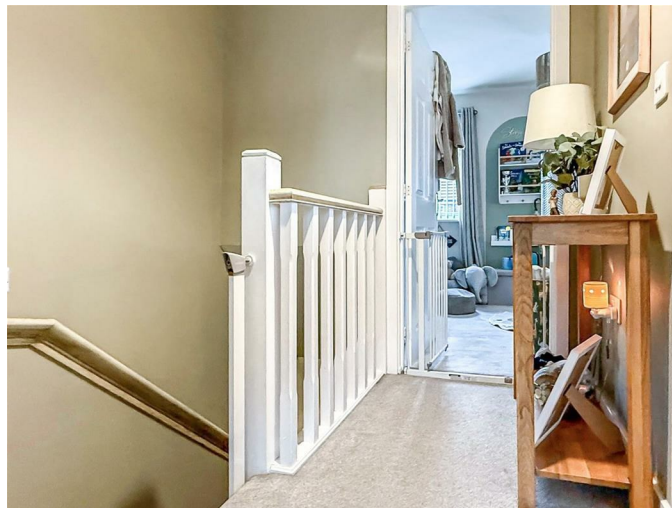
## Front Garden



## Kitchen Dining Room 12'10 x 8'8 (3.91m x 2.64m)



## First Floor Landing



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

## Bedroom One 12'10 x 8'8 (3.91m x 2.64m)



Having two PVCu double glazed windows to the front elevation and over stairs storage cupboard.

## Bedroom Two 12'10 x 8'8 (3.91m x 2.64m)



Having a PVCu double glazed window to the rear elevation and built-in wardrobes to the one wall.

## Entrance Hallway

Having stairs off to the first floor and doors leading off to the:

## Ground Floor WC 4'9 x 2'11 (1.45m x 0.89m)



Having a PVCu double obscure glazed window to the front elevation, low level flush WC and wash hand basin.

## Living Room 15'2 x 9'7 (4.62m x 2.92m)



## Family Bathroom

6'6 x 5'7 (1.98m x 1.70m)



Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

## Rear Garden



Laid mainly to lawn with paved patio area, garden shed and pedestrian gate that leads to the:

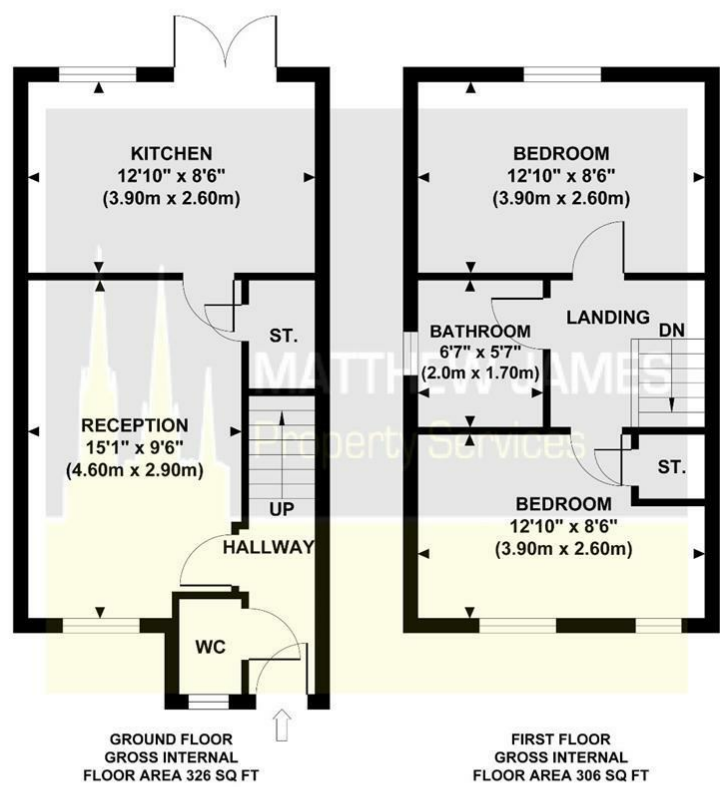
## Off Road Parking

Accessed via a dropped kerb and having off road parking for two family sized motor vehicles.



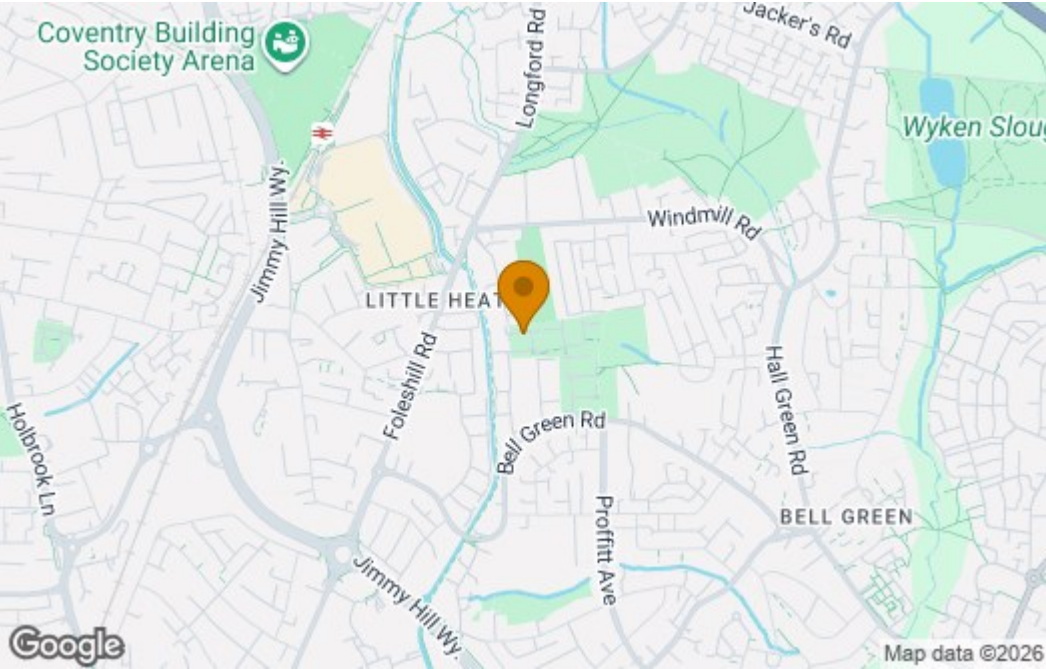
Floor Plan

18 FLOCKTON GARDENS  
Approximate Gross Internal Area 632 sq ft / 58.70 sq m

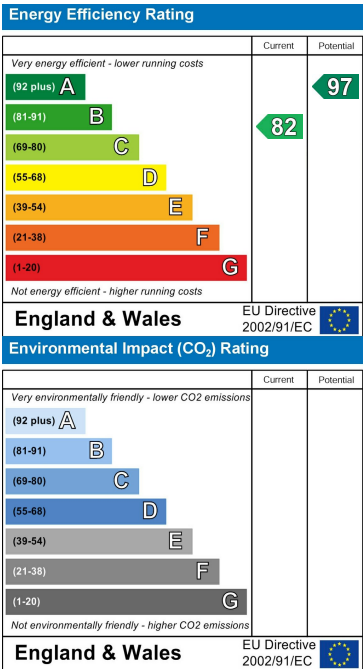


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter