MATTHEW JAMES
Property Services

33 Flockton Gardens

Weavers Wharf, Coventry, CV6 7PX

Built in 2019, this stunning two bed, semi detached property sits on the Weavers Wharf development and is just perfect for both first time buyers and investors with a rental income circa of £900pcm.

The property has that newness and homely feel with the carefully selected fixtures and fitting - immaculately presented throughout, with every room bright and airy. There is nothing to do but move in and make your own. The off road parking and shrubbery are the welcome to this property. Step inside into the hallway, which has a handy cloakroom off, and space to hang up the coat and kick off the shoes. Follow the flow of the stunning flooring which takes you through to the cosy lounge area and then the kitchen / diner. With plenty of storage behind modern, fitted units, the kitchen / diner is a place to rustle up culinary delights and take in the garden views with the luscious lawn and planted boarders.

Head back inside and up the stairs to the first floor, there are two great sized double bedrooms, one to front and one to the rear, with the family bathroom snuggled in the middle.

Surrounded by great amenities and just minutes away from the A444 giving easy access to get around the city and major networks - it's ideal for those that need to commute too. Please get in touch with the property expert, Emma Sheridan to arrange your viewing.

Offers Over £199,995

33 Flockton Gardens

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2 1 1 B

- Fantastic Starter Home or Investment
- Delightful Rear Garden
- Off Road Parking
- Downstairs Cloakroom
- New Build 2019
- Council Tax Band B
- Two Double Bedrooms
- Great Location - Handy for A444 Access Road
- EPC Rating B

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge
15'1" x 9'3" (4.62 x 2.84)

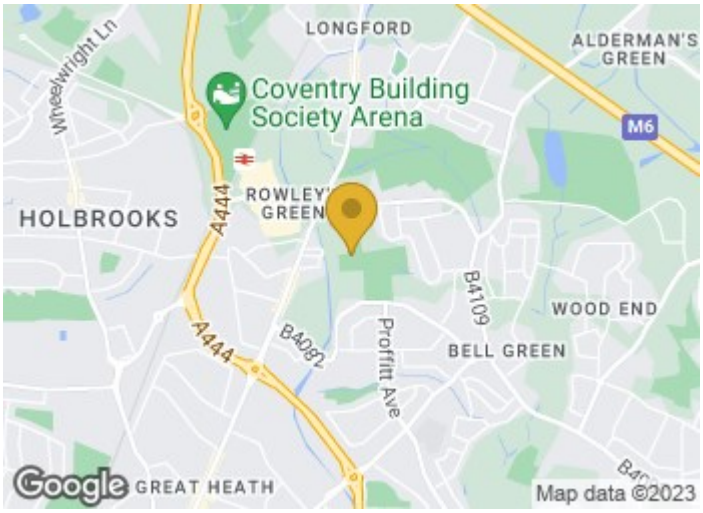
Kitchen / Diner
12'7" x 7'8" (3.84 x 2.36)

FIRST FLOOR

Bedroom One
12'7" x 8'2" (3.84 x 2.49)

Bedroom Two
12'7" x 8'2" (3.84 x 2.49)

Family Bathroom
6'3" x 5'7" (1.91 x 1.72)



Directions

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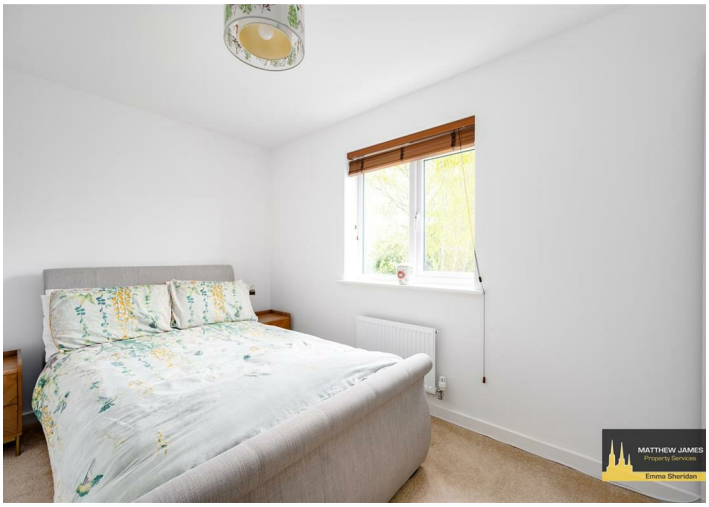
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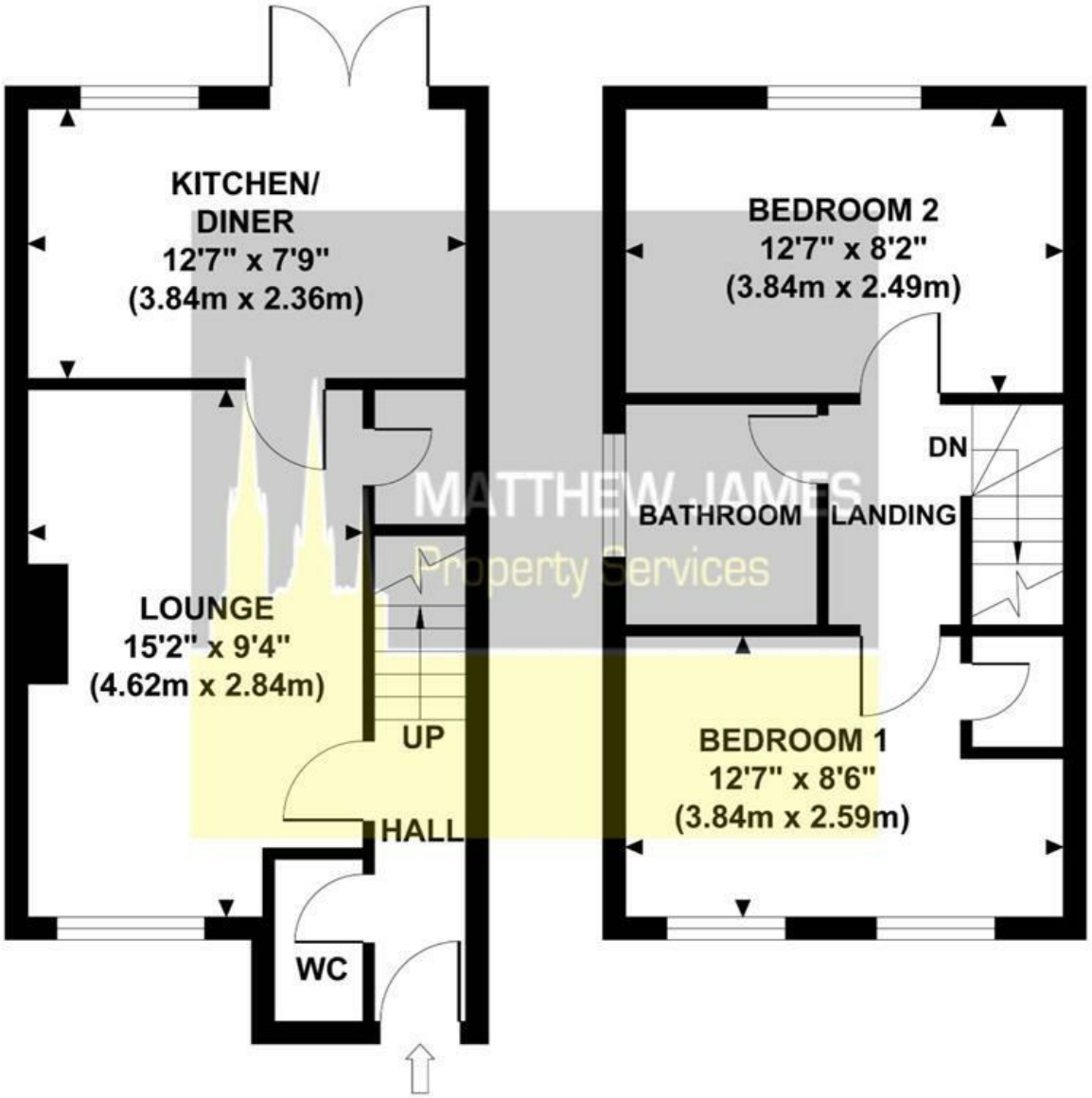
Floor Plan

FLOCKTON GARDENS

Approximate Gross Internal Area
603 sq ft / 56.0 sq m

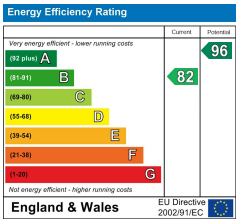


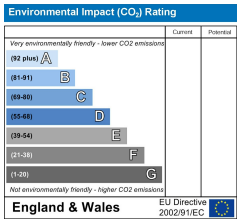
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 309 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 294 SQ FT

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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