



MATTHEW JAMES

Property Services



41 Paxmead Close, Coventry, CV6 2NS

Offers Over £269,995

THREE BEDROOMS... SOUGHT AFTER CUL-DE-SAC LOCATION... NO UPWARD CHAIN... TWO RECEPTION ROOMS... SEMI DETACHED... OPEN PLAN KITCHEN DINING ROOM... PRESIDENT KENNEDY (OFSTED OUTSTANDING) CATCHMENT. Located in Keresley, this lovely three bedroom family home needs to be viewed to appreciate what is being offered for sale. Having NO UPWARD CHAIN, the property briefly comprises of front and rear gardens, off road parking, garage, two reception rooms, open plan kitchen dining room, snug, three bedrooms, family bathroom with shower over bath, PVCu double glazing (where specified), warm air heating. This property is also perfect for those that commute as the motorway network is just a short drive away. Close also to local amenities including shops, public houses and a main bus route to Coventry City Centre one way and Bedworth / Nuneaton the other. Call us now to register your interest and book your viewing.

Front Garden

With mature landscaped gardens with planted borders, lawn and off road parking accessed via a dropped kerb. There is also pedestrian access to the rear elevation and garage.

Entrance Hallway

Having stairs leading off to the first floor and oak door leads to the:

Living Room

16'10 x 11'9 (5.13m x 3.58m)

Having a PVCu double glazed bay window to the front elevation, open window to the kitchen area, TV point, ample electric points, gas point and hearth if required for a gas fire hook-up, fan to ceiling and oak door that leads to the:

Open Plan Kitchen Dining Room

15'1 x 11' (4.60m x 3.35m)

Having a PVCu double glazed window to the rear elevation, PVCu double glazed sliding patio doors to the patio area, a range of modern wall, base and drawer units with work surface over, breakfast bar which provides perfect study space, ceiling paneling with inset LED's, integrated fridge and freezer, integrated dishwasher, integrated oven with four ring gas hob and extractor over, under stairs storage cupboard, ample electric points, fan to ceiling, modern tiling to all splash prone areas and PVCu double glazed door that leads to the:

Snug

11'7 x 8'6 (3.53m x 2.59m)

Being fully insulated and having three PVCu double glazed windows to two elevations, PVCu double glazed door that leads to the rear garden area, under floor heating. TV point, fan to ceiling and further door that leads to the:

Garage

18'3 x 8'7 (5.56m x 2.62m)

Having electric up and over roller door, space and plumbing for a washing machine, lighting and power.

First Floor Landing

Having a PVCu double glazed window to the side elevation, airing cupboard, access to the loft area and doors lead of too:

Bedroom One

13'10 x 8'6 (4.22m x 2.59m)

Having a PVCu double glazed window to the front elevation, fan to ceiling and inset hanging space.

Bedroom Two

10'10 x 8'4 (3.30m x 2.54m)

Having a PVCu double glazed window to the rear elevation, fan to ceiling and inset storage space.

Bedroom Three

9'9 x 6'6 (2.97m x 1.98m)

Having a PVCu double glazed window to the front elevation and fan to ceiling.

Family Bathroom

7'9 x 6'5 (2.36m x 1.96m)

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin and modern tiling to all splash prone areas. The ceiling is also PVCu paneled with inset lighting.

Patio Area

The rear patio area is enclosed and 'cosy' with plenty of space for storage, sitting area, outside lighting, power points and water tap. There is also pedestrian access to the side of the property that leads to the front elevation.

Rear Garden

Having fenced perimeter with mature hedging in places, mainly laid to lawn with gravel inset feature pathway.

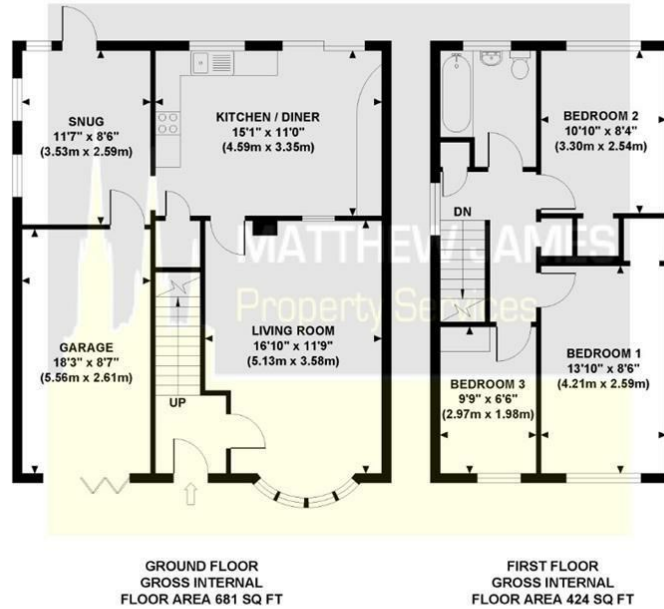
Loft Area

Having a drop down ladder, fully insulated, fully boarded providing ample storage, and having electric lighting.

Floor Plan

PAXMEAD CLOSE

Approximate Gross Internal Area
1105 sq ft / 102.65 sq m

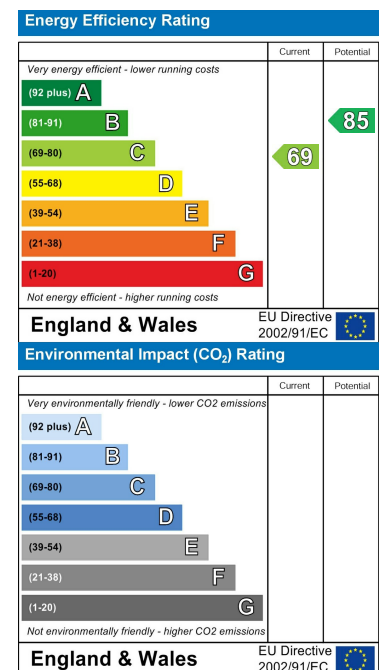


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firm's 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