

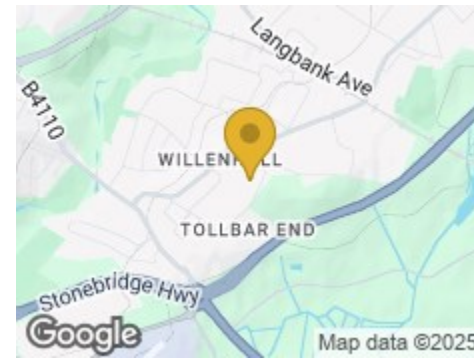
Road Map



Hybrid Map



Terrain Map

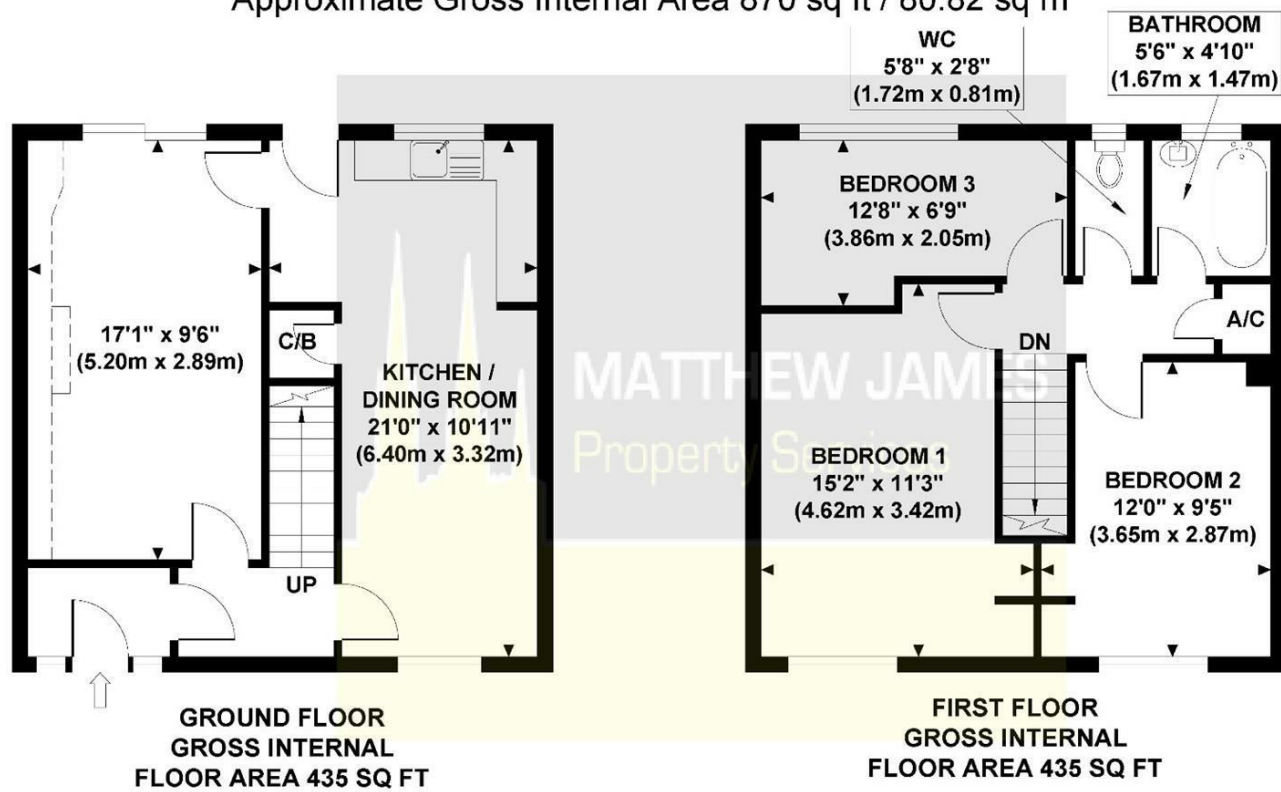


**MATTHEW JAMES**  
Property Services

Floor Plan

**Tintagel Close**

Approximate Gross Internal Area 870 sq ft / 80.82 sq m

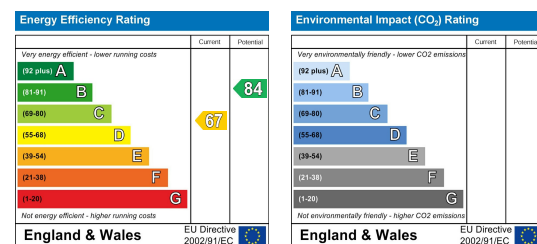


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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



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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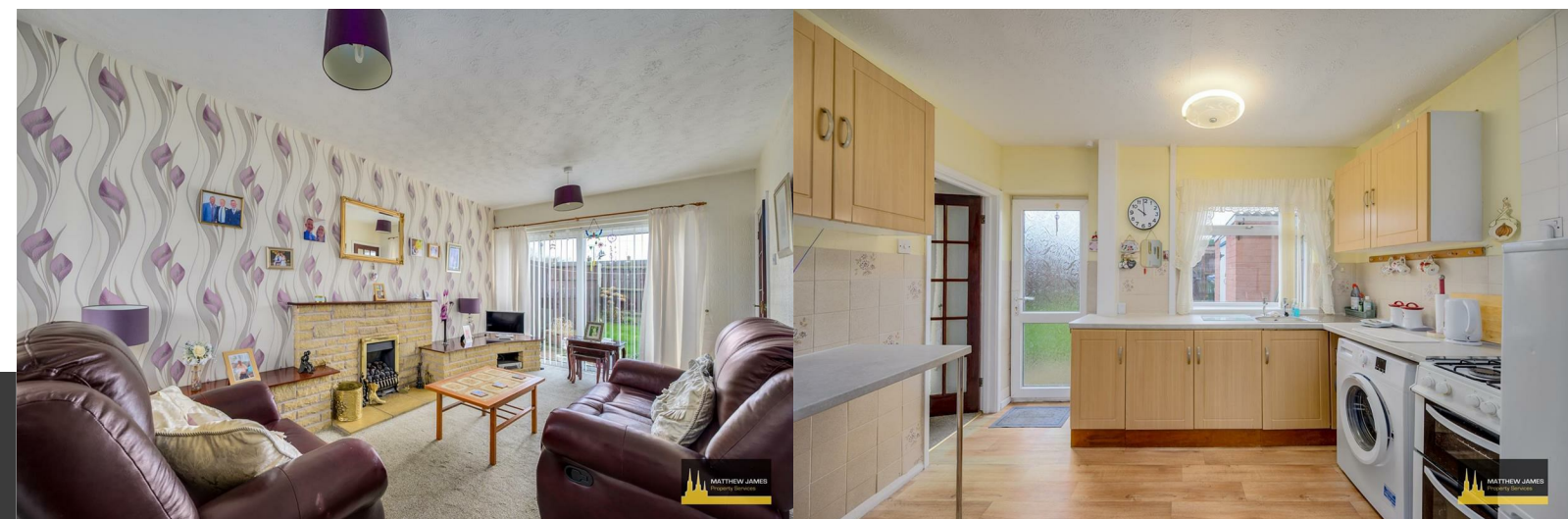
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**57 Tintagel Close**

Willenhall, Coventry CV3 3EW

Offers Over £175,000



# 57 Tintagel Close

Willenhall, Coventry CV3 3EW

Offers Over £175,000



## Front Garden

Laid mainly to lawn with planted beds and paved pathway that leads to the:

## Porch

Through the front door with feature picture obscure glazed window to the lounge and then a further glazed door leading to the

## Inner Hallway

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

## Lounge

17'1 x 9'6

Having a picture obscure glazed window to the porch and sliding double glazed patio doors to the rear garden area, a real flame gas fire with hearth, mantle and surround and feature brick shelving to the one wall.

## Kitchen / Dining Room

21'0 x 10'11

Having PVCu double glazed windows to the front and rear elevations, PVCu double obscure glazed door to the rear garden, a range of wall and base units with roll top worksurface over, breakfast bar, tiling to all splash prone areas and under stairs storage cupboard.

## First Floor Landing

Having airing cupboard with Vaillant central heating boiler, access to the loft area and doors leading off to:

## Bedroom One

15'2 x 11'3

Having a PVCu double glazed window to the front elevation.

## Bedroom Two

12'0 x 9'5

Having a PVCu double glazed window to the front elevation.

## Bedroom Three

12'8 x 6'9

Having a PVCu double glazed window to the rear elevation.

## WC

5'8 x 2'8

Having a PVCu double obscure glazed window to the rear elevation and low level WC.

## Family Bathroom

5'6 x 4'10

Having a PVCu double obscure glazed window to the rear elevation, panel bath with Triton Avena shower over, pedestal wash hand basin and tiling to all four walls.

## Rear Garden

Laid mainly to lawn with paved patio area, fenced perimeter, garden shed and timber pedestrian gate that leads to the rear parking area.

