



MATTHEW JAMES

Property Services



7 Leys Lane, Coventry, CV7 7LQ

£360,000

THREE BEDROOMS... OPEN PLAN KITCHEN DINING ROOM... GARAGE AND OFF ROAD PARKING... GROUND FLOOR BATHROOM... VILLAGE LOCATION... LOUNGE WITH USEABLE OPEN FIREPLACE... PRIVATE REAR GARDEN... PERFECT FOR FIRST TIME BUYERS... CLOSE TO COUNTRYSIDE WALKS...

Being in the heart of England in the sought after village of Meriden, Coventry, this delightful semi-detached house on Leys Lane presents an excellent opportunity for the first-time buyer. The property boasts three well-proportioned bedrooms, including an en-suite shower room, ensuring comfort and privacy for the whole family.

Upon entering the larger than average entrance hallway, you are welcomed by the lounge with working open fireplace making it possible for the winter cosy night in. The heart of the home is the open-plan kitchen and dining area, which features bi-fold doors that seamlessly connect the indoor space to the private rear garden. This design not only enhances natural light but also creates an ideal setting for al fresco dining and gatherings.

The ground floor also includes a conveniently located bathroom, adding to the practicality of the layout. Off-road parking and a garage is available to the rear providing ample space for vehicles and additional storage if required, making this property both functional and convenient.

Situated in a peaceful location, set back from the road, this home is just a stone's throw away from local amenities and award winning eateries, ensuring that daily necessities are easily accessible. For those who

Front Garden



Having fenced and hedged perimeter with mainly laid to lawn inset and paved pathway with gate that leads to the rear elevation and through the front door into the:

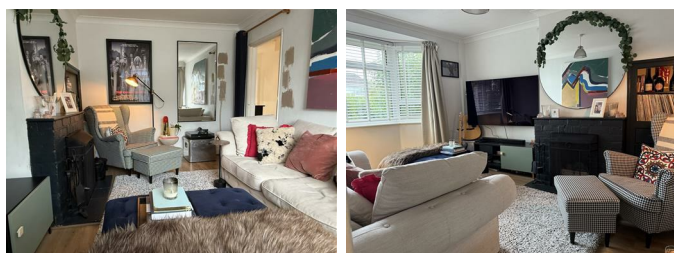
Entrance Hallway



Having stairs leading off to the first floor, under stairs storage cupboard, double glazed door that leads to the side elevation and doors that lead off to the:

Lounge

12'11 x 10'6 (3.94m x 3.20m)



Having a PVCu double glazed bay window to the front elevation, feature real fireplace with hearth, mantle and surround.

Family Bathroom

9'4 x 6'5 (2.84m x 1.96m)



Having a PVCu double obscure glazed window to the rear elevation, p-bath with shower over, low level flush WC, vanity wash hand basin with storage beneath, ladder style heated towel rail, extractor and modern tiling to all splash prone areas.

Open Plan Kitchen

12'7 x 8'3 (3.84m x 2.51m)



Having a range of modern shaker style kitchen units with integrated fridge, freezer, dishwasher, breakfast bar, space and plumbing for a washing machine, tiling to all splash prone areas and opening to:

Open Dining Room

10' x 7'10 (3.05m x 2.39m)



Having seating area and beautiful bi-fold doors that lead to the:

First Floor Landing



Having a PVCu double glazed window to the side elevation, access to the loft area (with drop down ladder and lighting) and doors leading off to:

Master Bedroom

13'5 x 9'7 (4.09m x 2.92m)



Having a PVCu double glazed window to the front elevation, feature panelling to the one wall and door leading off to:

Master En-Suite



(Not Measured) Having a walk-in shower enclosure, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

Bedroom Two

11'6 x 7'11 (3.51m x 2.41m)

Having a PVCu double glazed window to the rear elevation.

Bedroom Three

8'6 x 8'2 (2.59m x 2.49m)



Having a PVCu double glazed window to the rear elevation and fitted wardrobes to the one wall.

Rear Garden



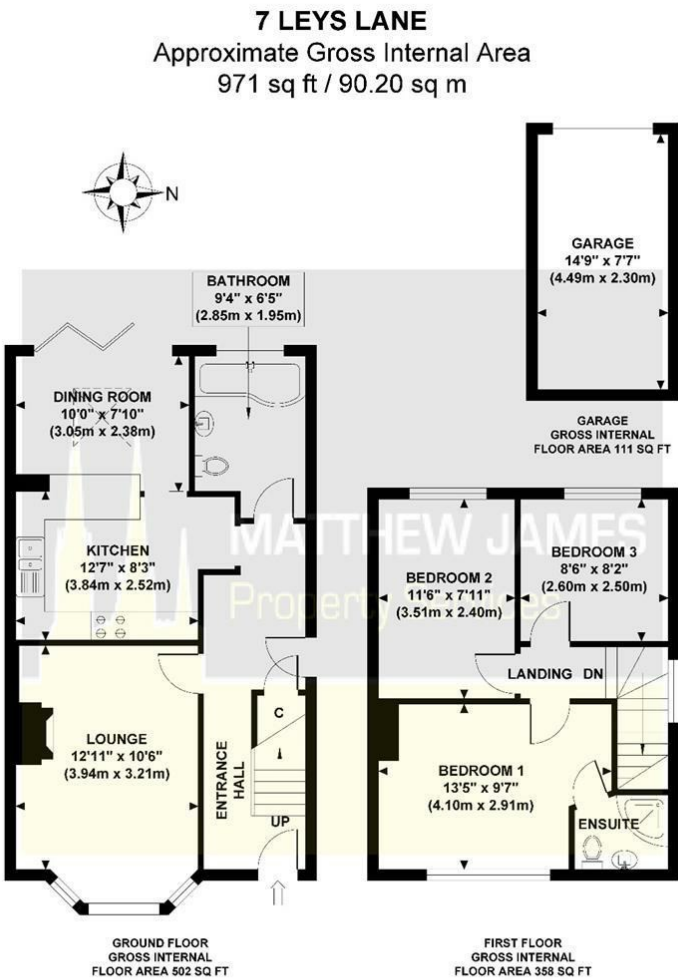
Being recently remodelled with paved patio, lawn, raised beds, pathway that leads to the front elevation and pedestrian gate that leads to the:

Off Road Parking & Garage



Having parking for two cars accessed via a dropped kerb and access into the garage with up and over door. This is accessed via Waterfall Close.

Floor Plan

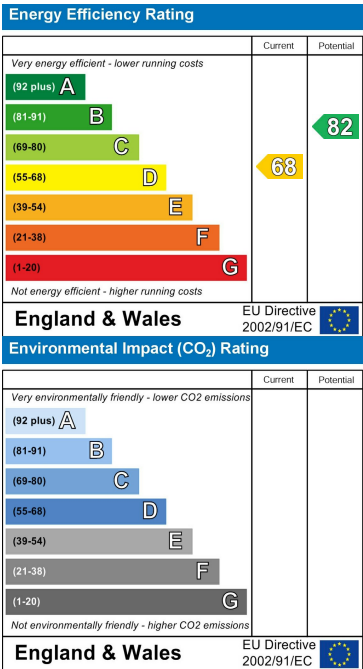


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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