



MATTHEW JAMES

Property Services



23 Hurst Road, Coventry, CV6 6EG

Offers Over £315,000

Not to be missed! An outstanding family home, beautifully presented throughout to an exceptional standard. From the moment you step inside, the quality and style on offer create an immediate WOW factor.

Welcome inside... Entrance porch into the first reception room, which flows seamlessly into a second reception room. This opens into the heart of the home – a stunning open-plan kitchen and dining area, perfect for modern family. The contemporary kitchen is fitted with a range of integrated appliances, while offering ample space for a dining table and hosting family gatherings. Completing the ground floor is a practical utility room and convenient W.C. Sky lights and French doors flood the space with natural light and open directly onto the rear garden. Upstairs, three generous double bedrooms. Impressive master bedroom with fitted wardrobes, separate dressing room and a stylish en-suite with a double shower. Bedroom two features two built-in wardrobes, while bedroom three is currently utilised as a home office, offering flexibility for modern lifestyles. The family bathroom is equally impressive, boasting both a bath and spacious double shower cubicle. The rear garden is a true standout feature, thoughtfully landscaped with multiple patio seating areas, steps leading to a low-maintenance artificial lawn, and a brick-built storage shed. To the rear of the garden is a substantial outbuilding, currently used as a gym, complete with an additional storage cupboard, providing excellent versatility for a range of uses. The garage can be accessed directly from the garden and benefits from an electric up-and-over door, allowing convenient vehicle access from the front of the property.

Ideally located withing walking distance to local shops, everyday amenities and close to Arena Shopping Park. Ideal location for families as close to highly regarded schools and Longford Park.

This stylish and immaculate family home is ready to move straight into and is certain to impress!

Approach



Entrance Porch

Reception Room One

12'9 x 12'3 (3.89m x 3.73m)



Reception Room Two

13'0 x 12'9 (3.96m x 3.89m)



Kitchen/ Dining

19'0 x 17'7 (5.79m x 5.36m)



Utility Room

5'3 x 5'0 (1.60m x 1.52m)



W.C

Upstairs Landing

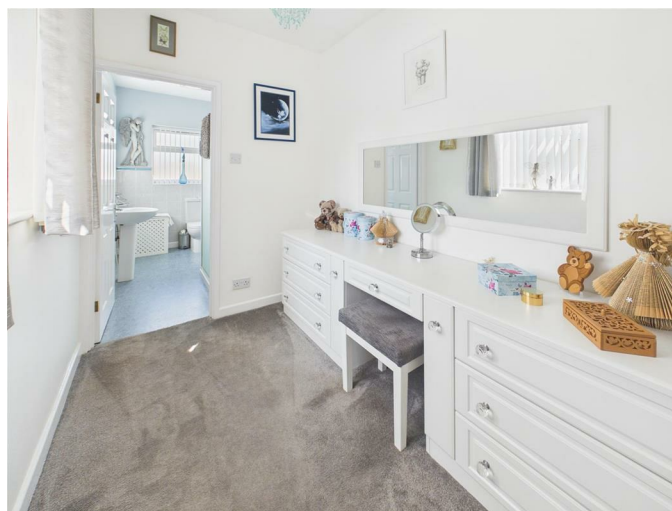
Bedroom One

13'0 x 8'8 (3.96m x 2.64m)



Dressing Room

9'6 x 6'2 (2.90m x 1.88m)



En-Suite

8'9 x 6'1 (2.67m x 1.85m)



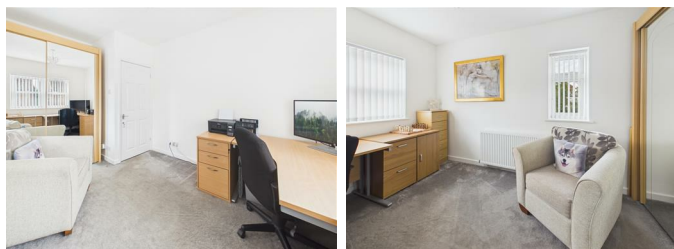
Bedroom Two

13'8 x 8'6 (4.17m x 2.59m)



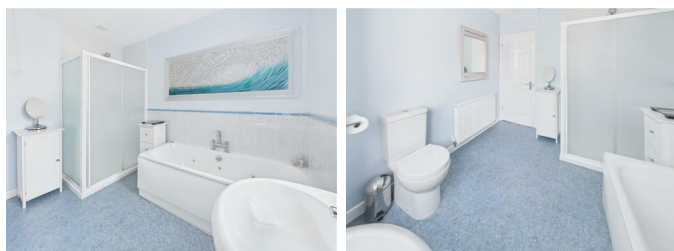
Bedroom Three

11'9 x 10'9 (3.58m x 3.28m)



Bathroom

10'0 x 8'6 (3.05m x 2.59m)



Rear Garden



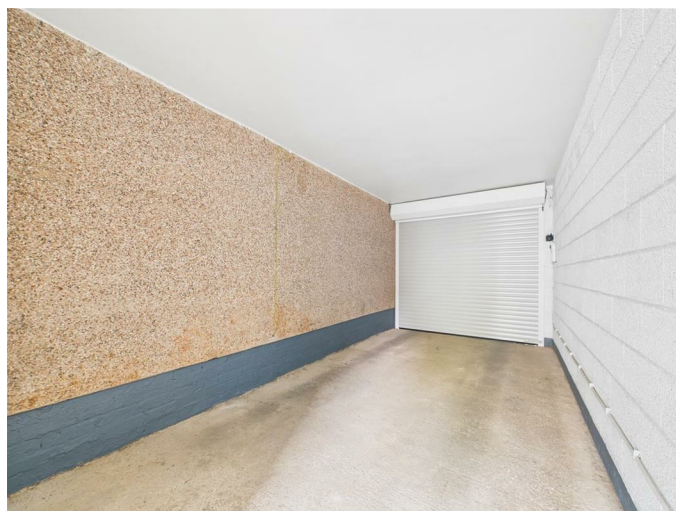
Outbuilding/ Gym & Storage

18'9 x 9'0 (5.72m x 2.74m)



Garage

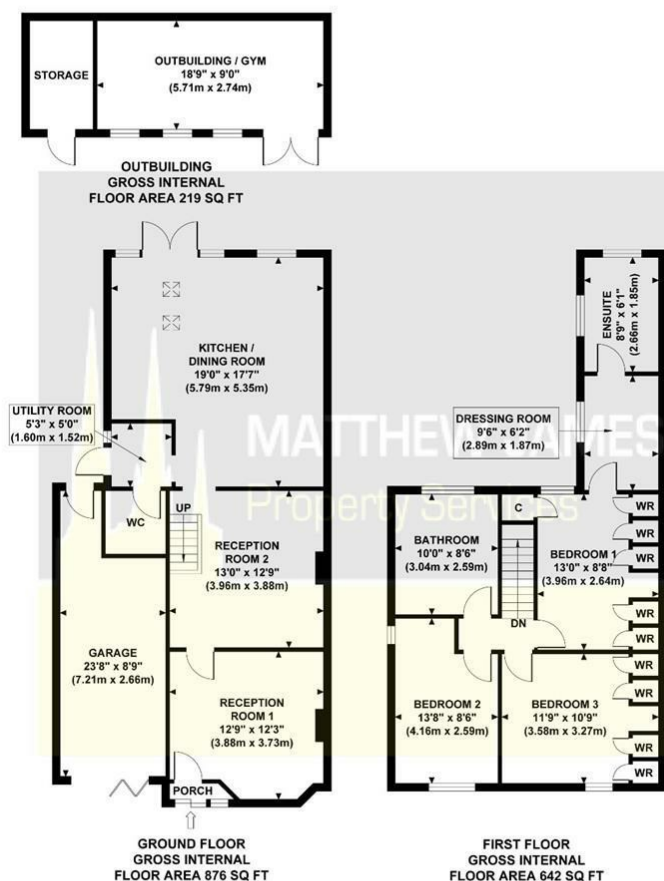
23'8 x 8'9 (7.21m x 2.67m)



Floor Plan

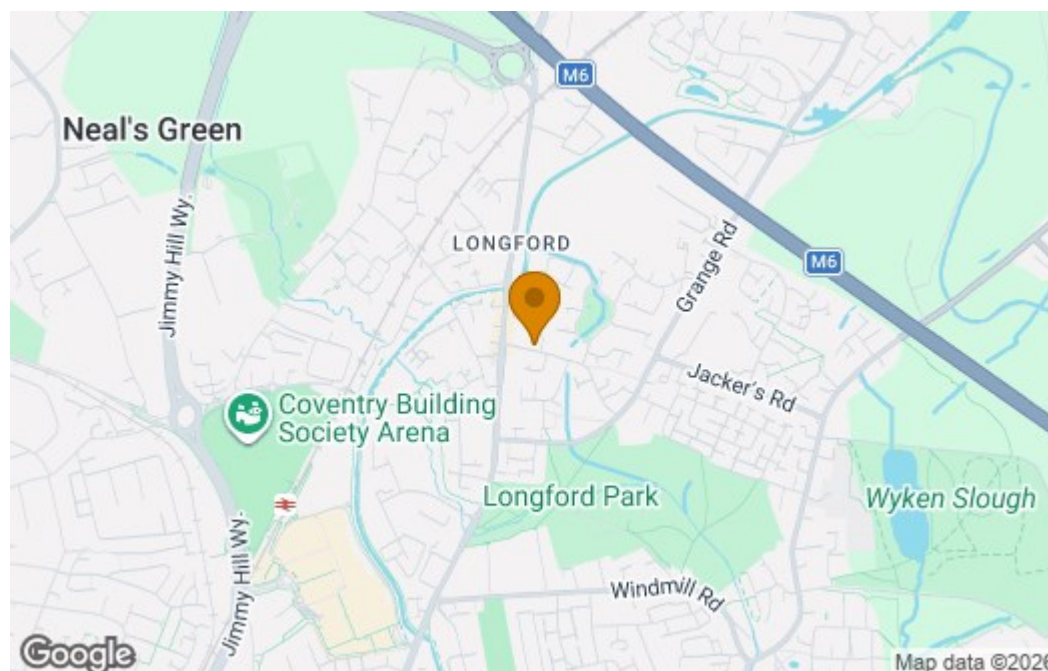
23 HURST ROAD

Approximate Gross Internal Area 1737 sq ft / 161.37 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating			
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			

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

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